

STAFF REPORT

DATE: July 5, 2024
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2024-35
Applicant: Hunter Schmidt
Status of Applicant: Owner
Owner: D & H Property Management Co. LLC
Location: 407 W. Jefferson Street
Request: A Special Use Permit to allow a day care center

Purpose

The applicant is requesting a special use permit to allow a day care center within the B-3 (general business) zoning district at 407 W. Jefferson Street. Per the City of Joliet Zoning Ordinance, day care centers may be allowed as special uses within commercial zoning districts provided that:

- The use is located not less than 40 feet from any other lot located in a residential district;
- There is not less than 75 square feet of outdoor play area for each child;
- The outdoor play area is enclosed by a fence at least 3 feet in height.

This proposal meets all of these requirements. The Zoning Board of Appeals makes the final decision on this special use request.

Site Specific Information

The 1.15-acre subject site contains an approximately 10,000-square-foot multi-tenant commercial building with accessory surface parking and a 9,500-square-foot grass yard. The building currently has three tenants: a social services office, a tax preparation business, and a maintenance business. The proposed day care center would occupy 4,500 square feet on the north side of the building. This tenant space is accessed by the entrance on the west side of the building.

The site has an existing parking lot with approximately 51 spaces. The parking serves all of the tenants at 407 W. Jefferson Street and at 409 W. Jefferson Street, which is under the same ownership as 407 and is currently unoccupied. The site is zoned B-3 (general business).

Surrounding Zoning, Land Use and Character

The property is located on the north side of Jefferson Street west of the intersection with Center Street, at the edge of the Cathedral Area neighborhood. This block of Jefferson Street has a mix of commercial and residential properties. The zoning and land use for the adjacent properties are as follows:

- North: B-3, R-2 (single-family residential), R-3 (one- and two-family residential), and R-4 (multi-family residential), residential
- South: B-3, commercial (auto sales and repair)
- East: B-3, residential
- West: R-4, residential

Applicable Regulations

- Section 47-5.2 (A) Special Uses – R-1 (Single-Family Residential) District
- Section 47-13.2A Special Uses – B-3 (General Business) District
- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)

Discussion

The petitioner is requesting approval of a Special Use Permit to allow a day care center for Anointed Childcare Academy in the existing commercial building at 407 W. Jefferson Street. Day care centers are allowed as special uses within commercial districts with approval from the Zoning Board of Appeals.

Anointed Childcare Academy is currently licensed to operate in Joliet at 300 Ruby Street. The business owner wishes to relocate to the proposed location to be able to serve more children and due to the declining physical condition of the building they currently lease. The proposed day care center would serve up to 72 children between the ages of one month and 12 years, including school-age children in before and after care. The facility would have approximately 15 staff members. Hours of operation would be Monday through Friday 6 AM to 6 PM.

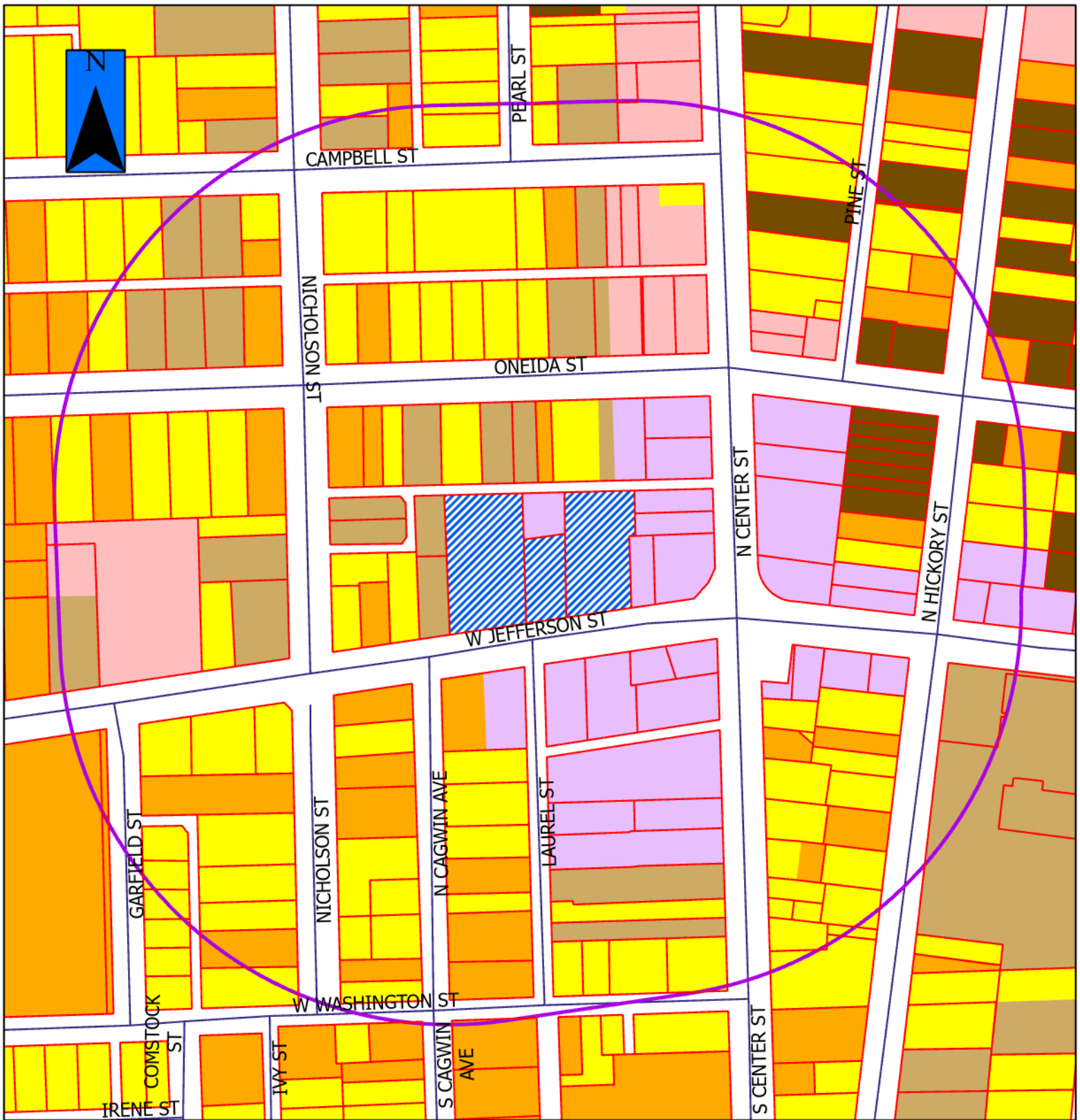
The tenant space will be remodeled to contain five classrooms, bathroom facilities, a kitchen, a check-in area, and office space. The outdoor play area will be located on the existing grass area north of the parking lot and encompass approximately 5,000 square feet. The perimeter of the play area will be at least 40 feet from the adjacent residential lots and will be enclosed by a 4-foot fence. The current day care center license would be transferred to the new location once the Department of Children and Family Services (DCFS) approves the new facility.

The existing parking is shared among the site tenants and is adequate to meet the needs of the combined uses. The parking lot has three one-way drive aisles: two entrances and one exit off Jefferson Street. Parents and guardians would drop off children in front of the main entrance by entering at the eastern driveway and exiting through the middle driveway. A plat of survey, site plan, and floor plan are included as attachments.

Conditions

If the Zoning Board desires to approve the Special Use Permit to allow a day care center, located at 407 W. Jefferson Street, the following conditions would be included:

1. That an outdoor play area shall be provided that includes not less than 75 square feet per each child using the area at any one time;
2. That the outdoor play area shall be enclosed by a fence at least four feet in height;
3. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;
4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.



2024-35



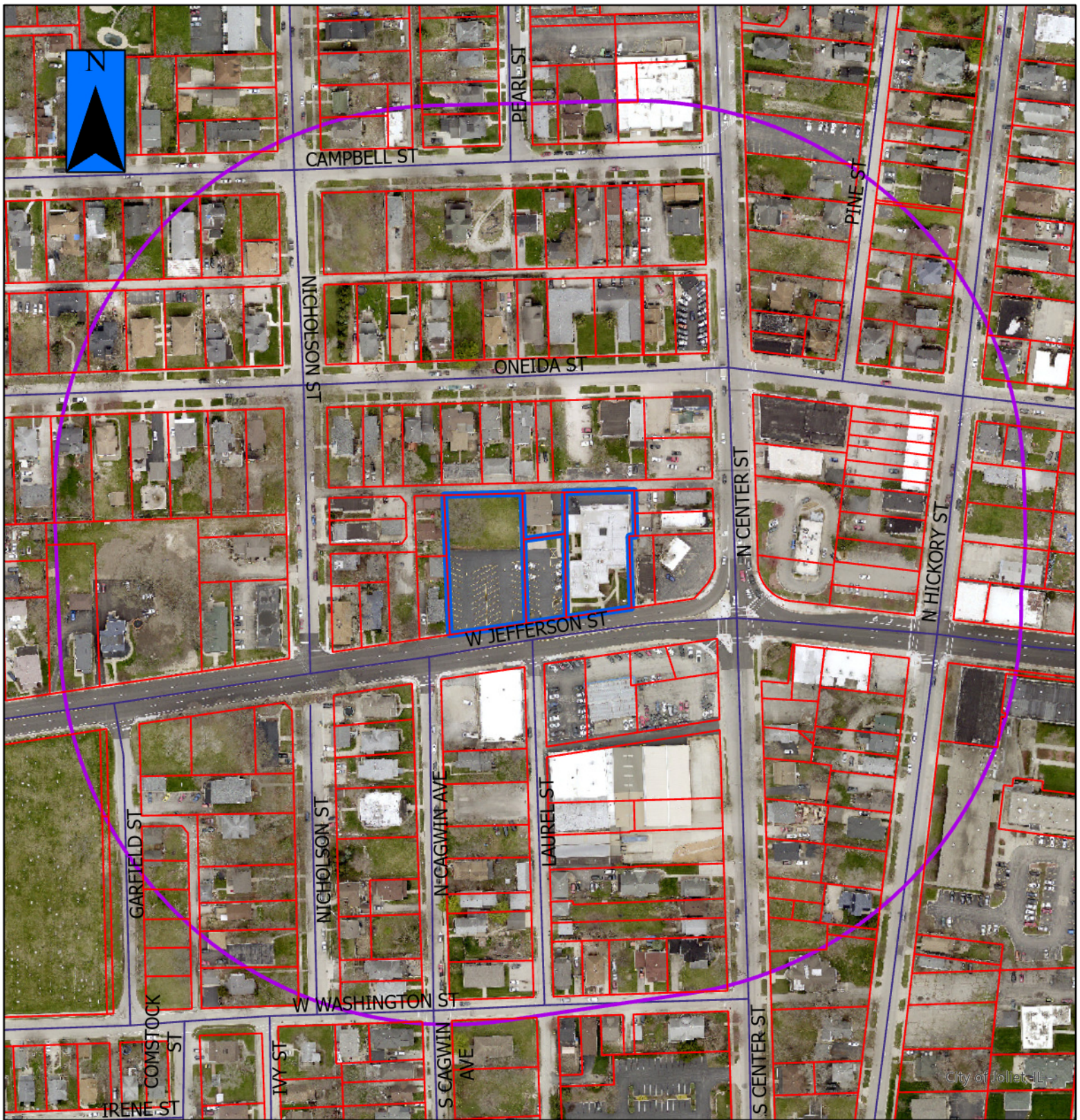
= Property in Question



= 600' Public Notification Boundary

Legend

B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B



2024-35a



- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

Figure 1: Subject site at 407 W. Jefferson Street (2024)



Figure 2: Subject site at 407 W. Jefferson Street, view north from Jefferson Street (May 2023)



Figure 3: Multi-tenant building at 407 W. Jefferson Street (and 409 W. Jefferson Street on left), view east from subject site parking lot (July 2024)



Figure 4: Building entrance for day care center tenant space (July 2024)



Figure 5: Play area would be located behind the fence, north of the parking lot (July 2024)



Figure 6: Play area location, view northwest from the building at 407 W. Jefferson Street (July 2024)



PLAT OF SURVEY

PARCEL 1

LOTS 7, 8, 9, 12 AND 13, IN BLOCK 50, IN ESTHER COMSTOCK, ET AL SUBDIVISION OF BLOCKS 35, 50 51 AND 54 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1856, AS DOCUMENT NO. 24034, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

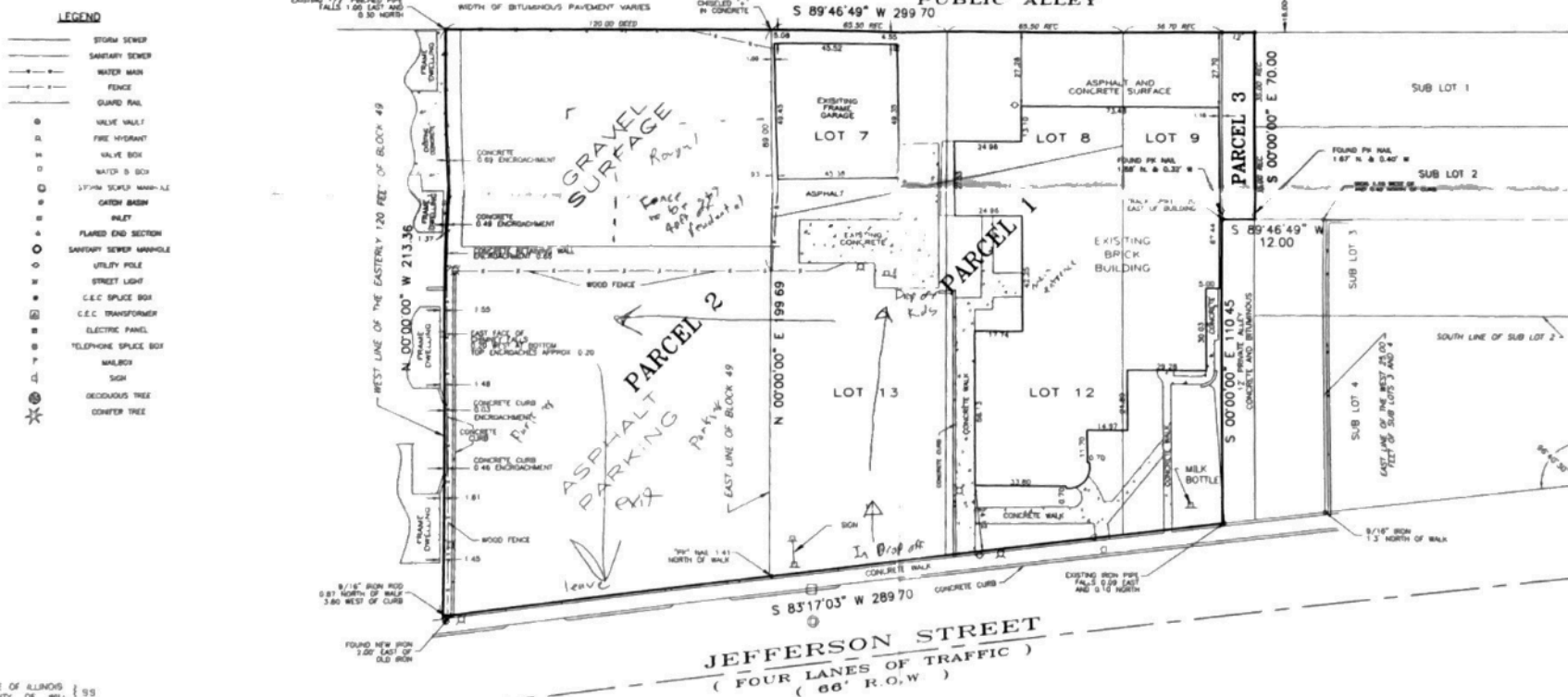
THE EASTERLY 120 FEET OF THE PART OF BLOCK 49, LYING SOUTHERLY OF THE NORTHERLY 158 FEET OF SAID BLOCK 49 (AS MEASURED ALONG THE SOUTHERLY LINE OF SAID NORTHERLY 158 FEET THEREOF), IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART OF THE LAND OPENED FOR ALLEY PURPOSES PURSUANT TO ORDINANCE NO. 175 OF THE CITY OF JOLIET, APPROVED MAY 5, 1875), IN WILL COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF THE PRIVATE ALLEY AS SHOWN ON THE PLAT OF COMMISSIONER'S SUBDIVISION OF LOTS 10 AND 11 OF ESTHER COMSTOCK'S SUBDIVISION OF BLOCK 50 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTH OF THE NORTH LINE OF SUB LOT 3 AS EXTENDED WEST TO THE EAST LINE OF LOT 9 IN SAID ESTHER COMSTOCK'S SUBDIVISION, IN WILL COUNTY, ILLINOIS.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS. PARTS THEREOF AND ARE CORRECT AT 68° FAHRENHEIT
"O" INDICATES IRONS FOUND "•" INDICATES 9/16" X 30" IRON ROD SET

SCALE 1" = 30'



STATE OF ILLINOIS }
COUNTY OF WILL }
TO THE TALON GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDESIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

June 8, 2006
DATE

James D. Beller
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2271
LICENSE EXPIRATION DATE 11/30/06

NOTES

1. THE PROPERTY COVERED BY THIS PLAT AND SURVEY IS NOT DESIGNATED AS "A SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS, MAP NUMBER 17197C0164, DATED SEPTEMBER 6, 1995.
2. ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES HAS BEEN LOCATED AND SHOWN ON THIS PLAT. THE LOCATION OF ALL BURIED UTILITIES MAY NOT BE SHOWN. THE OWNER SHOULD PROVIDE SURFACE MARKINGS OF UNDERGROUND UTILITIES FOR LOCATION AND CERTIFICATION BY THE SURVEYOR.

REVISED 6-23-06 JOB REVISED NOTATIONS ALONG WEST LINE OF PROPERTY

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS

1207 CEDARWOOD DRIVE JOLIET, ILLINOIS 60435 815/730-1010

PROJECT RON STONITSCH FIELD BOOK #:

DRAWN BY: J.B. DATE: 6/06/06 SCALE: 1"=30' JOB NO. 17229

COMPARE THIS PLAT WITH YOUR RECORDS AND IMMEDIATELY REPORT ANY DISCREPANCIES

6-6 A-F
25 sheet
25 parking
spaces
87
15 for playground

[illegible]

TRAVEL DISTANCE

PATH	DISTANCE	COMMON PATH
(A) TO (E1)	123'-0"	45'-0"
(B) TO (E1)	105'-0"	45'-0"
(A) TO (E2)	118'-0"	52'-0"
(B) TO (E2)	106'-0"	52'-0"

EXIT CAPACITIES

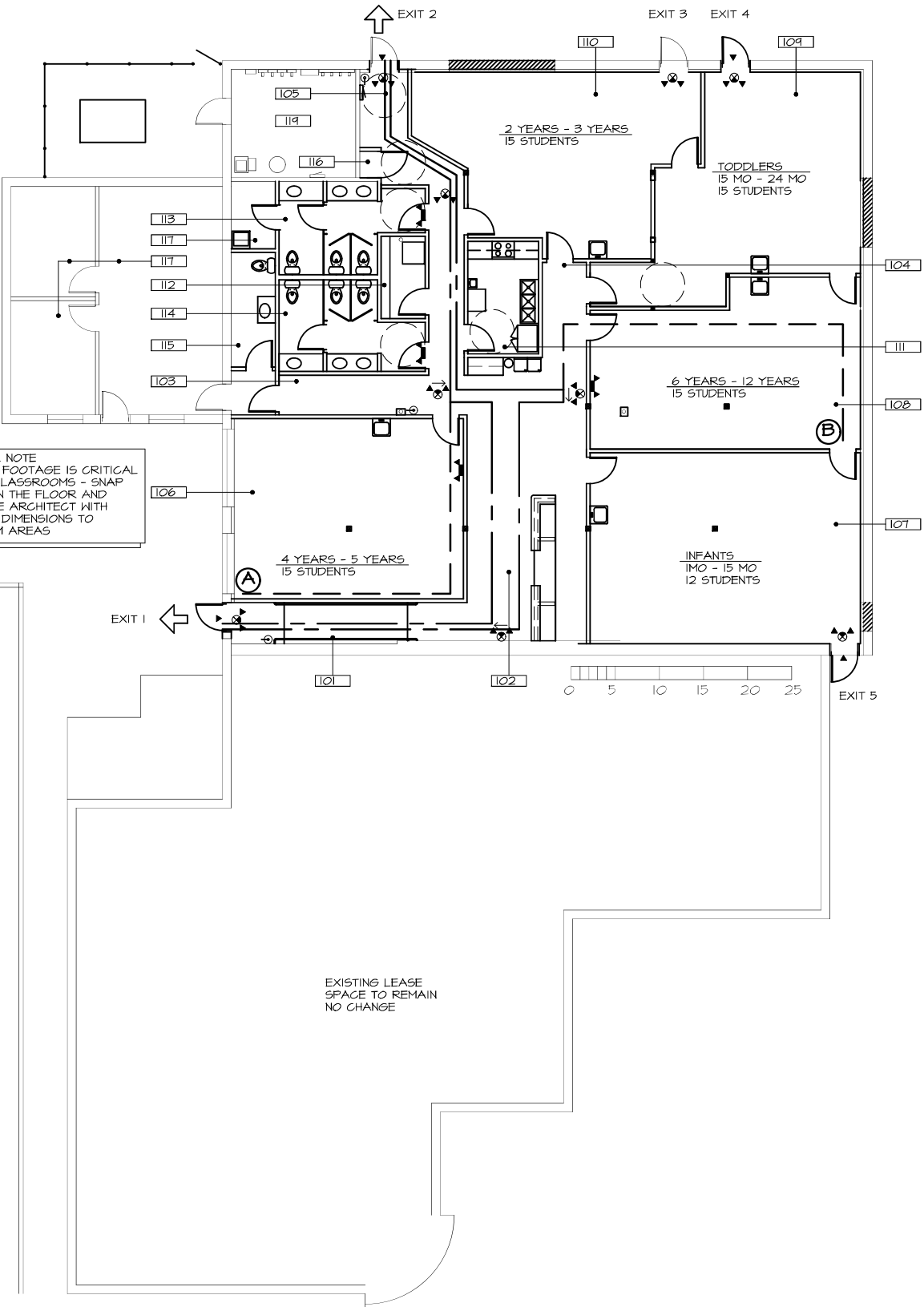
EXIT	WIDTH	FACTOR	CAPACITY	ACTUAL
E1	34"	0.2" / OCC	170 OCC	83 OCC
E2	34"	0.2" / OCC	170 OCC	83 OCC
E3	34"	0.2" / OCC	170 OCC	EMERGENCY ONLY
E4	34"	0.2" / OCC	170 OCC	EMERGENCY ONLY
E5	34"	0.2" / OCC	170 OCC	EMERGENCY ONLY
		TOTAL	680 OCC	173 OCC

OCCUPANT LOAD

THE FACILITY WILL HAVE AN OCCUPANT LOAD OF 72 STUDENTS AND 15 STAFF FOR A TOTAL OF 87.

DCFS REGULATES THE NUMBER OF STUDENTS BASED ON CLASSROOM SIZE AND STAFF BASED ON NUMBER OF STUDENTS

SPECIAL NOTE
SQUARE FOOTAGE IS CRITICAL
IN THE CLASSROOMS - SNAP
LINES ON THE FLOOR AND
PROVIDE ARCHITECT WITH
ACTUAL DIMENSIONS TO
CONFIRM AREAS



LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"

L.B. HERBST &
ASSOCIATES, INC.

ARCHITECTURE - PLANNING

994 COUNTRYSIDE LANE
CAROL STREAM, IL. 60188

(630) 284 - 5142
ROY@LBHERBST.COM

I HEREBY CERTIFY THAT THESE PLANS
AND SPECIFICATIONS WERE PREPARED
UNDER MY DIRECT SUPERVISION AND
DO TO THE BEST OF MY KNOWLEDGE
COMPLY WITH THE CODES AND
ORDINANCES FOR:

JOLIET, IL

I HAVE PREPARED, OR CAUSED TO BE
PREPARED UNDER MY DIRECT SUPERVISION,
THE ATTACHED PLANS AND SPECIFICATIONS
AND STATE THAT, TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND TO THE EXTENT
OF MY CONTRACTUAL OBLIGATION, THEY ARE
IN COMPLIANCE WITH THE ENVIRONMENTAL
BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS
ACCESSIBILITY CODE (11 ILCS 400).

EXPIRES
11 / 30 / 2024

LEROY B. HERBST III DATE
PRESIDENT
PROFESSIONAL DESIGN FIRM #04-002222 EXPIRES 04/30/2025

THE IDEAS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF
L.B. HERBST AND ASSOCIATES, INC. AND MAY NOT BE COPIED IN WHOLE OR
IN PART WITHOUT WRITTEN PERMISSION.
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NOTES

THIS BAR ONE INCH WHEN IN SCALE

ROOM KEY

- 101 MAIN ENTRY CORRIDOR
- 102 CHECK IN
- 103 OFFICE CORRIDOR
- 104 CLASSROOM CORRIDOR
- 105 WASHROOM CORRIDOR
- 106 CLASSROOM 1
- 107 CLASSROOM 2
- 108 CLASSROOM 3
- 109 CLASSROOM 4
- 110 CLASSROOM 5
- 111 WARMING KITCHEN
- 112 LAUNDRY
- 113 MALE WASHROOM
- 114 FEMALE WASHROOM
- 115 UNISEX WASHROOM
- 116 CORRIDOR CLOSET
- 117 MECHANICAL CLOSET
- 118 EXISTING OFFICES
- 119 BUILDING MECHANICAL

A BUILDOUT FOR:

ANNOTTED CHILDCARE
ACADEMY

407 W. JEFFERSON
JOLIET, ILLINOIS

DRAWING TITLE
LIFE SAFETY PLAN / SITE PLAN
OCCUPANT LOADS

SCALE	NOTED	
PLOTFILE	xxxxxx	JOB NO. 24011
DRAWN	LHIII	SHEET NUMBER
CHECKED	LHIII	A-1
		OF SHEETS

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND DO TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES FOR:
JOLIET, IL

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (11 ILCS 400).

EXPIRES 11 / 30 / 2024

LEROY B. HERBST III DATE
PRESIDENT
PROFESSIONAL DESIGN FIRM #04-002222 EXPIRES 04/30/2025

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© L.B. HERBST & ASSOCIATES, INC. 2023

NOTES

THIS BAR ONE INCH WHEN IN SCALE

ROOM KEY

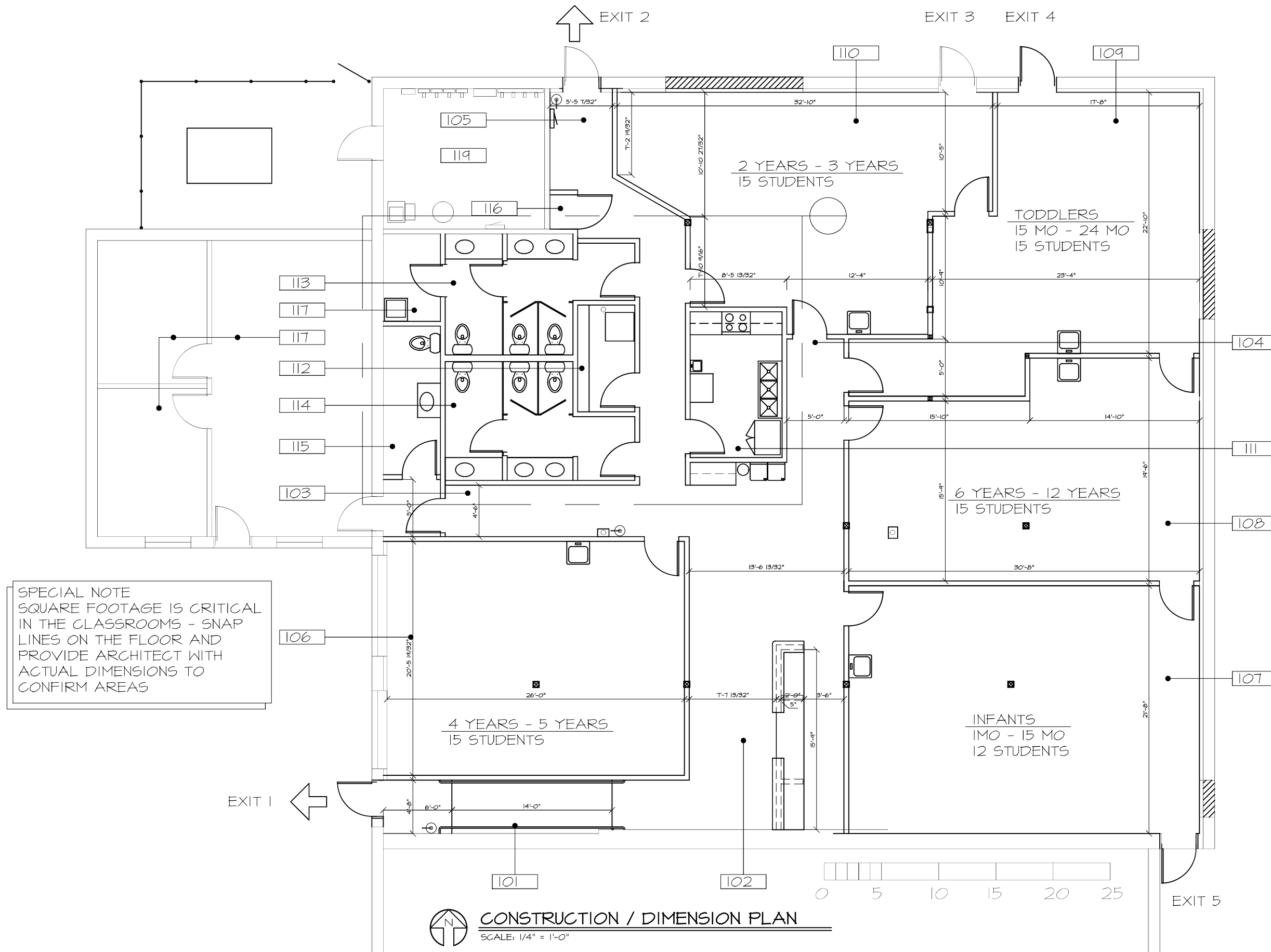
- 101 MAIN ENTRY CORRIDOR
- 102 CHECK IN
- 103 OFFICE CORRIDOR
- 104 CLASSROOM CORRIDOR
- 105 WASHROOM CORRIDOR
- 106 CLASSROOM 1
- 107 CLASSROOM 2
- 108 CLASSROOM 3
- 109 CLASSROOM 4
- 110 CLASSROOM 5
- 111 WARMING KITCHEN
- 112 LAUNDRY
- 113 MALE WASHROOM
- 114 FEMALE WASHROOM
- 115 UNISEX WASHROOM
- 116 CORRIDOR CLOSET
- 117 MECHANICAL CLOSET
- 118 EXISTING OFFICES
- 119 BUILDING MECHANICAL

	BIDS & PERMITS	4-26-24
I	REVIEW	4-12-24
NO.	ISSUE	DATE

A BUILDOUT FOR:
ANNOUNTED CHILDCARE ACADEMY
401 W. JEFFERSON
JOLIET, ILLINOIS

DRAWING TITLE
**CONSTRUCTION PLAN
DIMENSION PLAN**

SCALE	NOTED	
PLOTFILE	xxxxxx	JOB NO. 24011
DRAWN	LHIII	SHEET NUMBER
CHECKED	LHIII	A-3
		OF SHEETS



FOR OFFICE USE ONLY

Verified by Planner (please initial): _____

Payment received from: _____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS

JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 407 W Jefferson

PETITIONER'S NAME: Hunter Schmidt

HOME ADDRESS: 16608 135th St Lemont IL ZIP CODE: 60439

BUSINESS ADDRESS: ↓ ZIP CODE: _____

PHONE: (Primary) 815-603-2958 (Secondary) _____

EMAIL ADDRESS: Hjs166@gmail.com FAX: _____

PROPERTY INTEREST OF PETITIONER: _____

OWNER OF PROPERTY: D&H Property Mgmt Co LLC

HOME ADDRESS: 16608 135th St Lemont IL 60439 ZIP CODE: 60439

BUSINESS ADDRESS: 16608 135th St Lemont IL 60439 ZIP CODE: 60439

EMAIL ADDRESS: hjs166@gmail.com FAX: N/A

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (name, address, phone):

OTHER PROJECTS AND/OR DEVELOPMENTS:

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): _____;
_____;

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: _____

PRESENT USE(S) OF PROPERTY: 6000 Vacant + offices

PRESENT ZONING OF PROPERTY: B-3

SPECIAL USE REQUESTED: Day care facility

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

It will improve all of the above
as it will provide a service for the
community

2. How will the special use impact properties in the immediate area?

It will have
no direct impact as it will be
an enclosed facility

3. Will the use impede the normal/orderly development/improvement of surrounding property?

It will not

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Yes measure have been provided

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

Yes it does

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

no prior applications

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan (blue prints)
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable) - Day care refer tenant

NOTARIZATION OF PETITION

STATE OF ILLINOIS) SS
COUNTY OF WILL)

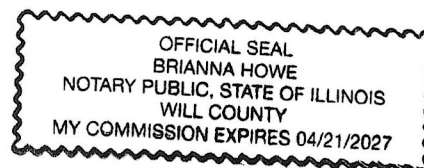
I, Walter Schriaf, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 3 day of June, 20 24

Benir Howe



IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☒ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

Ellise Boyd-Johnson
2216 Preston Lakes ct., Plainfield IL. 60586
708-510-1287

E-MAIL: ebj@anointedchildcare.com FAX: _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: Ellise Boyd-Johnson
DATE: 5/29/24

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Ellise Boyd-Johnson, Owner 708-510-1287

PRINT

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☒ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

See attached

PIN(s): _____

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☒ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☐ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Deborah schmidt

See attached

Ronald schmidt

Hunter Schmidt



E-MAIL: _____ FAX: _____

D&H Properties Ownership Disclosure

Deborah Schmidt: 49%

708-549-9659

debbieschmidt166@gmail.com

6190 Luna View Ave. Las Vegas, NV 89131

Ronald Schmidt: 49%

312-354-0737

r166browser@gmail.com

6190 Luna View Ave. Las Vegas, NV 89131

Hunter Schmidt: 2%

815-603-2958

hjs166@gmail.com

16608 135th st Lemont IL 60439

TAX ID'S

The Whole property consists of 4 PIN's

30-07-09-325-024-0000

30-07-09-325-023-0000

30-07-09-325-022-0000

30-07-09-325-021-0000

State of Illinois
DEPARTMENT OF CHILDREN AND FAMILY SERVICES

Type of Facility
DAY CARE CENTER

PRINT DATE: 05-17-2022

NO.
549055-04

F - FULLTIME 5 HOURS OR MORE

LICENSE ISSUED TO
ANOINTED CHILDCARE ACADEMY
300 RUBY ST
JOLIET IL 60435-6228

Effective Dates
05-04-2022 - 05-04-2025

Capacity
EXTD: 000
DAY: 033
NIGHT: 000

Supervising Child Welfare Agency

Area Used for Children
2 CLASSROOMS

Ages of Children Served
DAY: 02Y TO 05Y
HOURS OPERATION: 06:00AM - 06:00PM

Mailing Address for this facility is:

ANOINTED CHILDCARE ACADEMY
300 RUBY ST
JOLIET IL 60435-6228

Director
Marc D. Smith



2A- -26

NOT TRANSFERABLE - Supersedes all prior licenses for type of care specified above.

Certificate of Registration of Assumed Business Name

State of Illinois

County of Will

} SS.

No. 34763

This certifies on **March 02nd 2023**, **ELLISE BOYD-JOHNSON**
filed a Certificate of Registration of Assumed Business Name in the office of the
Will County Clerk, Joliet, Illinois

Receipt is hereby acknowledged on this **22nd** day of **March, 2023** of Proof of Publication of Assumed Business
Name Registration showing that such notice was duly published in the **JOLIET HERALD-NEWS**. The first
publication insertion on **03/08/2023** and the last insertion on **03/22/2023**.

ANOINTED CHILDCARE ACADEMY
300 RUBY ST
304 RUBY ST
JOLIET, IL 60435

Lauren Staley Ferry

Will County Clerk

This certificate does not indicate compliance with local zoning or state and federal tax laws. Post this certificate in place of business. 500/1-76

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		