

STAFF REPORT

DATE: August 21, 2025
TO: Zoning Board of Appeals
FROM: Planning Staff
RE: Petition Number: 2025-33
Applicant: Kieara Washington
Status of Applicant: Tenant
Owner: Lakewood Redevelopment LLC
Location: 221 Springfield Avenue, Unit 4
Request: A Special Use Permit to allow an early childhood education center and preschool

Purpose

The applicant is requesting a Special Use Permit to allow an early childhood education center and preschool, located at 221 Springfield Avenue, Unit 4. The proposed use most closely resembles a public or private kindergarten, day care center or nursery, per Section 47-5.2(A)(3) of the City's Zoning Ordinance. The subject property contains B-1 (Neighborhood Business) zoning. Per the ordinance, day care centers may be allowed in B-1 (Neighborhood Business) zoning districts, provided that the use is not less than 40 feet from any lot in a residential zoning district, 75 square feet of outdoor play area is provided for each child, and that the outdoor play area is enclosed by a fence or wall at least 3 feet in height. The proposed use would meet these requirements. The Zoning Board of Appeals will make the final decision on this Special Use Permit request.

Site Specific Information

The subject property is approximately 0.6 acres in size and contains a commercial building with five units. The proposed use would occupy Unit 4, the second most northern unit. The Zoning Board of Appeals approved a similar Special Use Permit request for a day care center at the subject location in 2022. Minutes from the 2022 meeting have been included in the staff report packet for reference. The request in 2022 involved both Units 4 and 5. The subject request would only apply to Unit 4. The previously granted Special Use Permit expired on May 21, 2023. A variation to reduce the required amount of off-street parking for the day care center use from 14 spaces to 8 spaces was also approved in 2022. This variation runs with the land and is still applicable to the current proposed use.

The site is accessed by two separate access points from Springfield Avenue. Existing directional signage along the Springfield Avenue frontage directs visitors to enter the property from the northern access point, which then guides traffic southbound to the eastern parking area, before traffic exists at the southern access point onto Springfield

Avenue. The eastern parking area, which is located between the commercial building and Springfield Avenue, contains 23 parking spaces. The applicant intends to use four parking spaces for daily drop-off and pick-up of students. Additional overflow parking within the eastern parking area will likely be available during these times as well. If needed, the applicant is open to implementing a staggered arrival and dismissal schedule to improve ingress and egress from the eastern parking area.

Additional parking for building tenants is located west of the commercial building. The applicant's proposed outdoor play area would feature a five-foot tall chain link fence and occupy approximately 1,600 square feet of space that would consume the rear parking area behind Units 4 and 5. The applicant has stated that the current tenant for Unit 5 operates outside of standard business hours and will likely only need to use parking in the eastern parking area. Seven parking spaces will remain in the rear parking area for the building's other commercial tenants. This is the same volume that was proposed when the site was previously considered for a day care center use in 2022.

Surrounding Zoning, Land Use and Character

- | | |
|--------------------------|-------------------------|
| * North: B-1; Commercial | * East: R-B; Hospital |
| * South: B-1; Office | * West: I-1; Commercial |

Applicable Regulations

- Section 47-11.2A(A) – Special Uses – Neighborhood Business Districts
- Section 47-5.2(A)(3) – Special Uses – Day Care Centers
- Section 47-5.2(C) - Criteria for issuance of a Special Use Permit (see attached petition)
- Section 47-17.17(n)(8) – Off-Street Parking Regulations – Retail/Restaurant

Discussion

Approval of the requested Special Use Permit would allow development of an early childhood education center and preschool at 221 Springfield Avenue, Unit 4. The State of Illinois' Department of Children and Family Services requires day care center operators to meet an extensive number of conditions before a State-issued day care center license can be procured. The applicant will also need to meet the City's requirements for obtaining a general business license. Staff recommends the requested Special Use Permit be conditioned to require that the applicant meet all State Code requirements and obtain a State of Illinois day care license.

The applicant's petition states that the school would have a licensed capacity of 20 children from ages 3 to 5. One staff member for every 10 children would be present during

operating hours, which would be Monday through Friday, between 7:30 A.M. and 5:30 P.M.

Staff finds that the requested special use will not be detrimental to the public health, safety, or general welfare of the surrounding area. Since the subject property is surrounded by commercial and industrial uses, the outdoor play area and anticipated traffic to the facility are not seen to be injurious to the use and enjoyment of other property in the immediate vicinity. The applicant has presented a pick-up and drop-off plan and is open to implementing staggered arrival and dismissal times to help with traffic flow. The requested special use will conform to the applicable land use regulations of the B-1 zoning district.

Conditions

If the Zoning Board desires to approve the Special Use Permit, staff recommends the following conditions be included:

1. That the early childhood education and preschool business shall be registered with the City Clerk's Office.
2. That the applicant provides proof of any required licensing from the State of Illinois, before issuance of a certificate of occupancy.
3. That the petitioner submit a plan for fencing of the outdoor play area, with design style and specifications of fencing shown, prior to issuance of any necessary building permits.
4. That the operator implements staggered arrival and dismissal times as needed to improve the flow of traffic to and from the subject property.
5. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

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: 221 Springfield Ave, Unit 4, Joliet, IL ⁶⁰⁴³⁵

PETITIONER'S NAME: Kieara Washington

HOME ADDRESS: 17771 Sarah Lane Country Club Hills, IL ZIP CODE: 60478

BUSINESS ADDRESS: 221 Springfield Ave, Unit 4 Joliet, IL ZIP CODE: 60435

PHONE: (Primary) 870-340-6608 (Secondary) _____

EMAIL ADDRESS: Kieara1289@yahoo.com FAX: _____

PROPERTY INTEREST OF PETITIONER: Tenant

OWNER OF PROPERTY: Lakewood Redevelopment LLC

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 16101 108th Ave 2nd floor, Orland Park, IL ZIP CODE: 60467

EMAIL ADDRESS: Alex@chicago Southland homes.com FAX: _____

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:

NONE

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-07-301-034-0050 ;
_____ ; _____ ; _____ .

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):

A parcel of land 150ft wide in SW 1/4 of Section 7, Township
35N, Range 10E, adjacent to Lot 4 of Woodview Sub, Solist, IL

LOT SIZE: WIDTH: 100ft DEPTH: 260ft AREA: 0.60 acres

PRESENT USE(S) OF PROPERTY: Vacant Commercial Unit

PRESENT ZONING OF PROPERTY: Commercial (00600)

SPECIAL USE REQUESTED: To operate a licensed early childhood
education center and preschool under the name Destined By
Faith Little Scholars.

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.

See attached Document

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?

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

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

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

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

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?

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)?

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

The establishment of Destined By Faith Little Scholars Preschool will have a positive impact on public welfare by providing safe, high-quality early childhood education in a nurturing environment. The center will follow all state and local licensing and safety standards, including secure entry protocols, age-appropriate facilities, and trained staff. This service supports working families in the community and contributes to child development and school readiness.

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

The preschool will have a beneficial impact on the surrounding area by offering a needed service that enhances neighborhood value. It is designed to operate within regular business hours, with minimal disruption to neighboring properties. Noise levels will be controlled and confined within the interior, and the property will be maintained to reflect a professional, family-oriented image.

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

No. The preschool will not impede development or improvements in the area. In fact, it complements surrounding commercial and residential uses by increasing foot traffic and contributing to a stable, community-serving local economy. The preschool fits well within the intended commercial use of the space.

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

Yes. The unit is part of a developed commercial property that already has access to all required municipal utilities, including water, sewer, electricity, and storm drainage. There is also sufficient access for delivery and emergency vehicles.

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

Yes. The preschool will have designated drop-off and pick-up procedures to reduce traffic congestion. There is sufficient parking on-site for staff and families, and the property is accessible from a side street, limiting disruption to nearby traffic flow.

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. The proposed use as a licensed preschool is consistent with the goals of the zoning district and will conform to all applicable land use regulations. The center will also meet all DCFS, fire code, health, and city requirements for operation.

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 use (unless conditions in the area have changed substantially)?

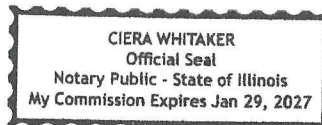
Yes. There have been no prior applications for a special use permit at this location within the past year, nor has any such application been denied.

REQUIRED SUPPORTING ATTACHMENTS

- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)



I, Kieara Washington, 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.

Kieara Washington
Petitioner's Signature

[Signature]
Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 14 day of July, 20 25
[Signature]

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:

221 Springfield Ave Unit 4, Joliet, IL 60435
PIN(s): 30-07-07-301-034-0000

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

Lakewood Redevelopment LLC
16101 108th Ave 2nd floor, Orland Park IL 60467

Alex@chicagoSouthlandhomes.com

E-MAIL: _____ FAX: _____

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

221 Springfield Ave Unit 4, Joliet, IL 60435

E-MAIL: Kieara1289@yahoo.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: Kieara Washington

DATE: 7-14-2025

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

Kieara Washington, Tenant, 870-340-6608

PRINT

Architectural Plan for Change of Use to Daycare

Location: 221 Springfield Ave, Joliet, IL

Project Title: Change of Use - Daycare Build-Out

Use Change: From commercial/office use to childcare/daycare facility

1. General Space Layout

Proposed Entry (5' x 8'): Secured access vestibule with door access to office and classroom area.

Proposed Office (10' x 8'): Administration, parent meetings, and observation window to classroom.

Classroom (Existing Space) (Approx. 450500 sq ft): Main classroom/playroom area. Includes reading corner, cubbies, play area, and nap space.

Food Prep Area (9' x ~10'): Includes 3-compartment sink, hand sink, range, and grease interceptor.

Restroom (Existing) (~8' x 6'): Toilet and sink for staff use. Plumbing will be extended.

Toddler Restroom Addition (Within existing classroom): Toddler-size toilet and hand sink added.

2. Code & Safety Features

- Exits: Two exit doors front entry and rear access (if applicable).
- Smoke & CO Detectors: Installed per local fire code.
- Egress Windows: Not applicable meets fire safety compliance.
- Fire Extinguishers: Mounted near kitchen and entry.
- Childproofing: All outlets covered; storage out of toddler reach.
- Occupancy: Proposed capacity: ²⁰~~45~~ children.

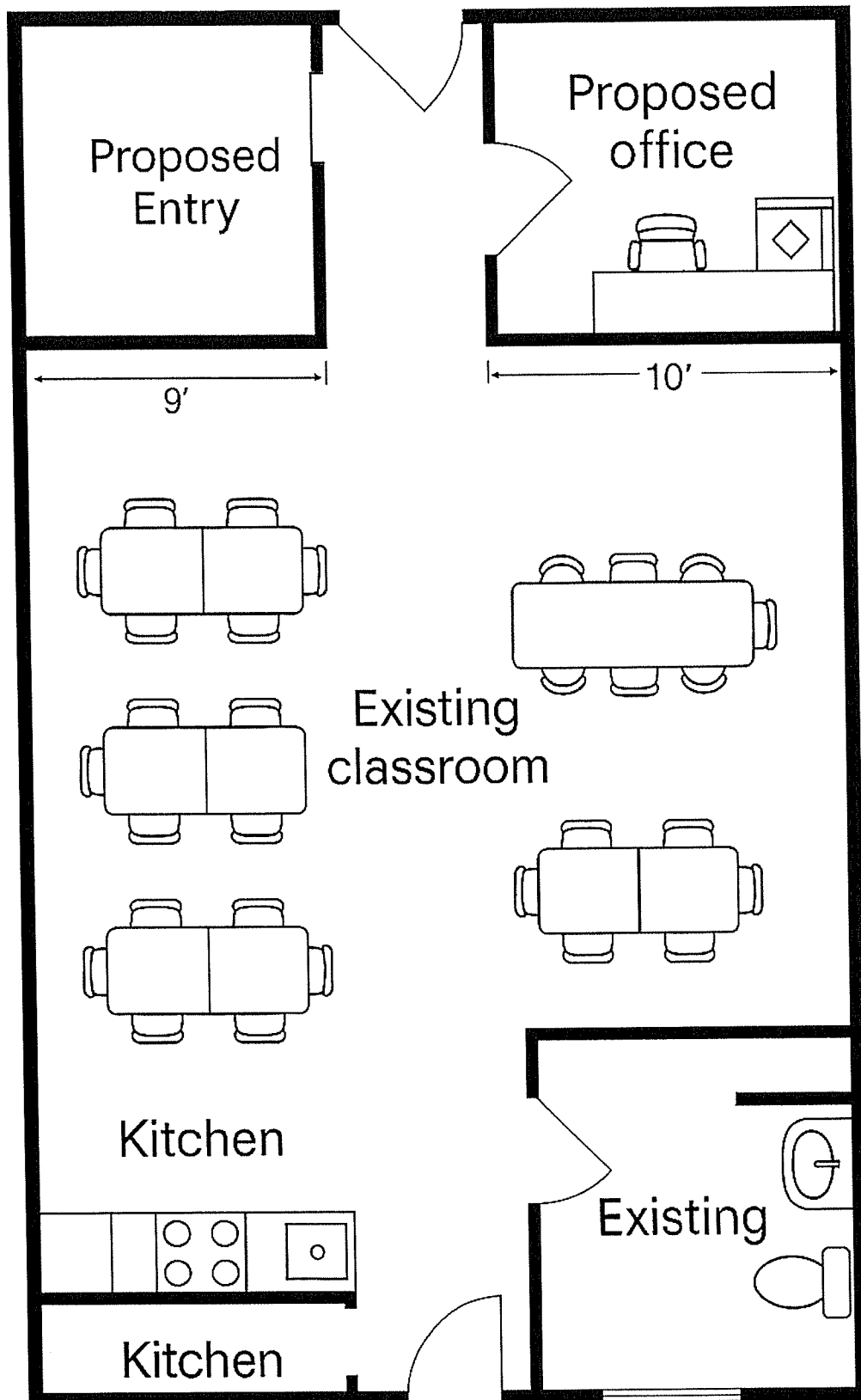
3. Plumbing Fixtures Count

3-Compartment Sink (Qty: 1) - For washing/sanitizing utensils.

Handwashing Sink (Kitchen) (Qty: 1) - Required for food prep.

Range (Qty: 1) - With hood (if cooking is involved).

Grease Interceptor (Qty: 1) - Connected to 3-compartment sink and range.



Site Use & Operational Plan Proposal

Destined By Faith Little Scholars Preschool

221 Springfield Ave, Unit 4, Joliet, IL 60435

1. Parking & Traffic Management

To ensure smooth and safe drop-off and pick-up procedures for families, the following parking accommodations and traffic plan have been developed:

- **Dedicated Parking:** The preschool has been allotted **two (2) designated parking spaces** directly in front of Unit 4. These will be used primarily for staff or short-term parent parking.
- **Drop-Off / Pick-Up Zone:** An additional **two (2) parking spaces behind the front spaces** will serve as a designated **drop-off/pick-up zone**. These spaces will allow parents to quickly and safely drop off or pick up children without obstructing traffic or requiring long-term parking.
- **Overflow Access:** The preschool will also have **access to the larger shared parking lot located behind the building**. This lot provides ample space for visitors, family meetings, or staff overflow, ensuring there is never a shortage of parking or congestion around the building.

A **staggered arrival and dismissal schedule** will be used, if necessary, to further minimize traffic flow and ensure smooth ingress and egress.

2. Outdoor Play Area

A safe and engaging **outdoor play area** will be developed to meet the needs of the enrolled children and adhere to Illinois DCFS child care regulations:

- A **secure privacy fence** will be professionally installed behind the building to enclose the designated outdoor space.
 - This area will include **age-appropriate playground equipment** and **soft surfacing** (e.g., grass, turf, or mulch) to promote physical activity and outdoor learning.
 - The playground will only be used during scheduled playtimes, and children will be supervised by qualified staff at all times.
-

3. Safety & Compliance

- All entrances and exits will remain clearly marked and accessible.
 - Fire and emergency safety regulations will be strictly followed, including required inspections and permits for outdoor structures.
 - Playground equipment will meet **ASTM and CPSC safety standards**.
 - The preschool will comply with all DCFS licensing standards and City of Joliet codes.
-

4. Benefits to the Community

- The use of this space as a preschool supports **local working families** by providing access to early childhood education in a convenient and safe location.
- The proposal maximizes use of the existing infrastructure and is designed to **enhance the building's value and use** without disrupting neighbors or traffic flow.
- The fenced play area and designated parking will help maintain an orderly, family-friendly environment that aligns with the City's community development goals.

Employee Staffing Plan

Destined By Faith Little Scholars Preschool

Proposed Staffing Pursuant to Illinois Administrative Code – Title 89, Part 407.90

Program Overview

- **License Capacity:** 20 children (ages 3 to 5)
- **Age Group:** Preschool
- **Hours of Operation:** Monday – Friday, 7:30 AM to 5:30 PM
- **Staff-to-Child Ratio (per DCFS 407.190):**
1 staff per 10 children for 3–5-year-olds

Staffing Requirements Per DCFS 407.90(b)

Role	Quantity	Shift Coverage	Qualifications
Director (also acts as teacher as needed)	1	Full-time (open–close)	Meets DCFS Director qualifications (per 407.130)
Preschool Teachers	2	Full-time	60 semester hours with 6 ECE credits (or CDA)
Teacher Aide / Assistant	1	Full-time	High school diploma + orientation/training
Kitchen / Food Service Staff	1	Morning/lunch	Must complete food handler safety training
Float/Substitute Staff (Optional/Relief)	1 (on-call)	As needed	Cross-trained in classroom and kitchen
Custodial / Cleaning Support	Outsourced or PT	After-hours	(If not performed by center staff)

Teacher-to-Child Ratio Implementation

Group	Age Range	Max Children	Required Staff	Staffing Plan
Preschool Room	3–5 years	20	2	2 Lead Teachers full-time

Kitchen Staff Responsibilities

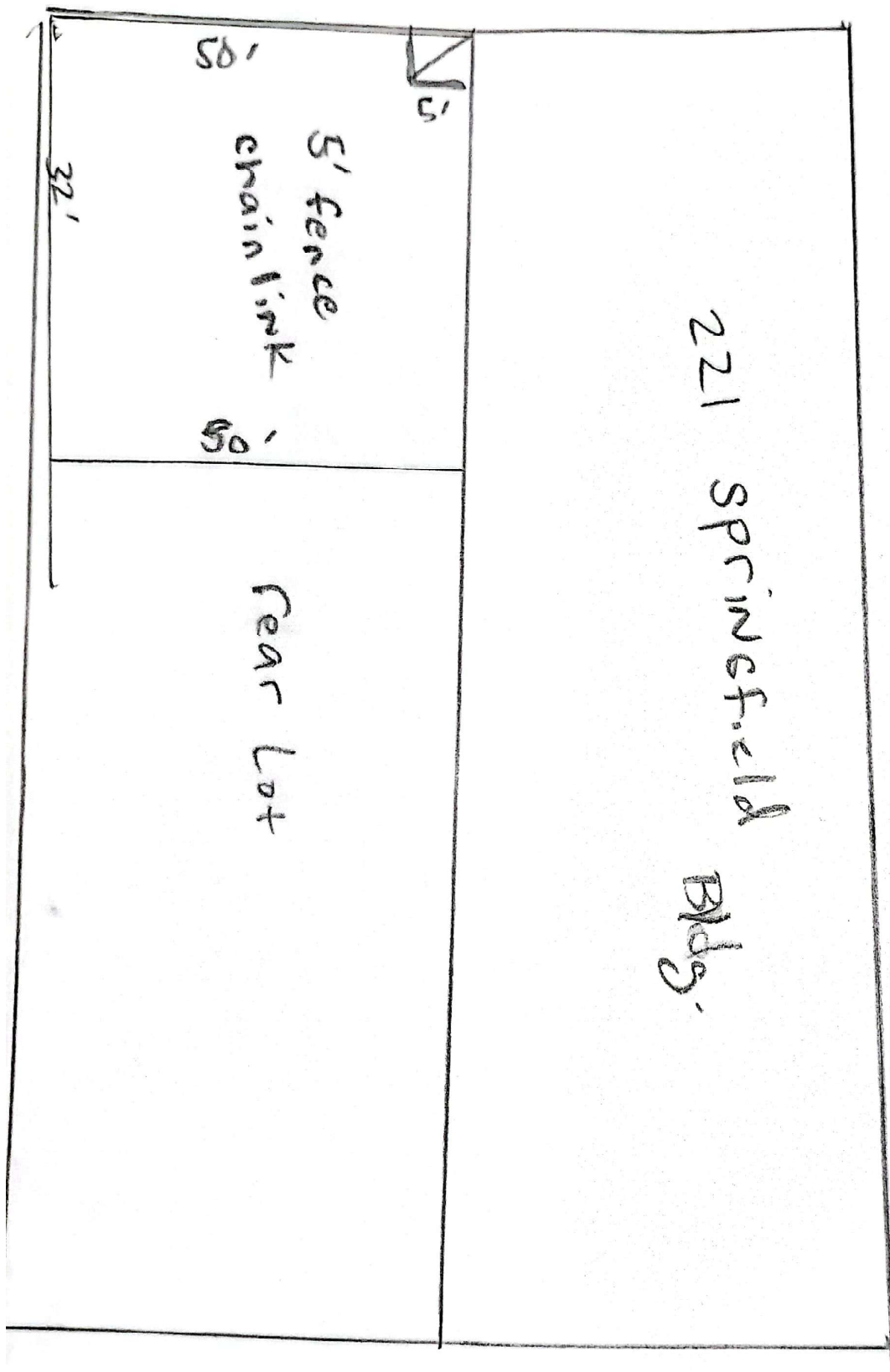
- Prepare and serve breakfast, lunch, and snacks according to DCFS meal requirements.
 - Maintain cleanliness and sanitation of kitchen per local health code.
 - Keep logs of food safety, temperature, and allergy records.
 - Assist with deliveries and inventory tracking.
-

Training & Compliance

- All staff will complete:
 - **DCFS Mandated Reporter Training**
 - **CPR/First Aid Certification**
 - **Health & Safety Orientation**
 - **Food Handler Certification** (kitchen staff)
 - **Background checks (Fingerprinting, CANTS, and SOR)**
 - Regular in-service trainings and staff meetings will be scheduled quarterly.
-

Record Keeping

- Staffing schedules, qualifications, training records, and background clearances will be maintained on-site in the licensing file per Section 407.70 and 407.90(e).



Proposed 5' chainlink fence in north west corner of rear lot.





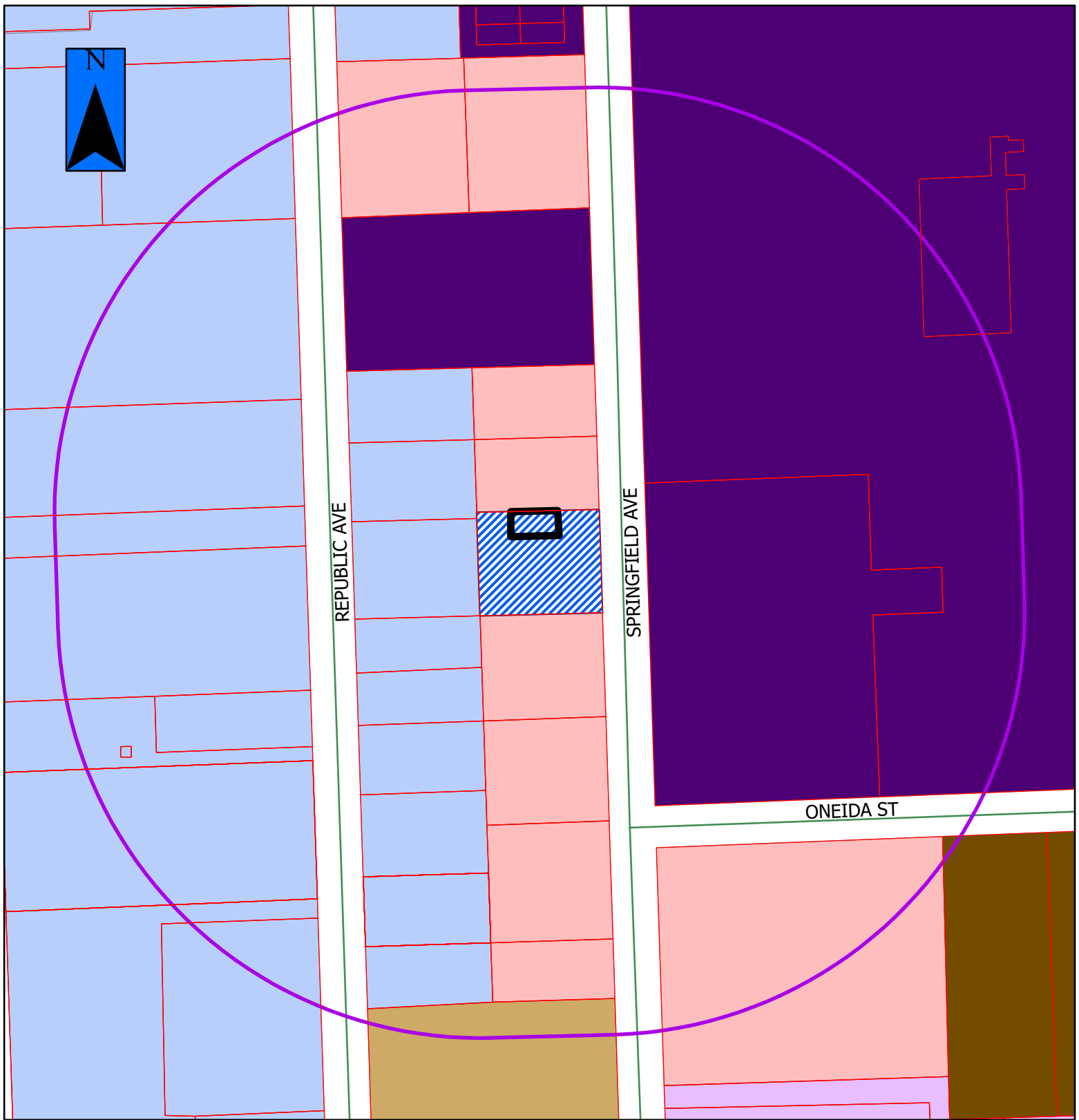
 **KODOCARE**
PHARMACY
MOVED TO 2401 W. JEFFERSON

209-221

EXIT
ONLY




195
People's Plaza
ed law offices
Lawyers
26.1616





2025-33



-  = Property in Question
-  = 600' Public Notification Boundary
-  = Site in Question

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



2025-33a



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