



**RIVER FOREST  
ZONING BOARD OF APPEALS  
MEETING AGENDA**

A meeting of the River Forest Zoning Board of Appeals will be held on Thursday, March 21, 2024, at 7:30 P.M. in the Community Room of the River Forest Village Hall, 400 Park Avenue, River Forest, Illinois.

Physical attendance at this public meeting may be limited due to the COVID-19 pandemic with Zoning Board of Appeals officials, staff and consultants having priority over members of the public. Public comments and any responses will be read into the public meeting record. You may submit your public comments via email in advance of the meeting to: Clifford Radatz at [cradatz@vrf.us](mailto:cradatz@vrf.us).

You may listen to the meeting by clicking here:

<https://us02web.zoom.us/j/8241058979?omn=88314278203>

or participating in a telephone conference call as follows, dial-in number: 1-312-626-6799 with meeting id: 824 105 8979

If you would like to participate over the phone, please contact Clifford Radatz by telephone at (708) 714-3557 or by email at [cradatz@vrf.us](mailto:cradatz@vrf.us) by 12:00 pm on the day of the meeting.

- I. Call to Order
- II. Hearing – Special Use Permit – Child Daycare Center in the C-3 Commercial District – 7777 Lake Street.
- III. Confirmation of Next Regularly Scheduled Meeting – April 11, 2024.
- IV. Public Comment
- V. Adjournment

Application for Special Use Permit  
For 7777 Lake Street, River Forest, Illinois

Requested by Mosaic Montessori Academy

February 2024

## Applicant Information

**Landlord:**

Jake Strand  
Stand Properties  
140 S Grove  
Oak Park, IL 60302

**Brokerage:**

The Apartment Source  
2533 W. Fullerton Ave.  
Chicago, IL 60647

**Designated Agent:**

Ariel Bo Pang

**Proposed Tenant:**

Maria Carandang & Rainer Ramos  
Mosaic Montessori Academy  
7970 Lake St.  
River Forest, IL 60305

**Brokerage:**

Laura Maychruk Real Estate  
911 S. Lombard Ave.  
Oak Park, IL 60304

**Designated Agent:**

Laura Maychruk



## Statement from the Property Owner

February 21, 2024

Subject: Special Use Permit Application for Mosaic Montessori Academy at 7777 Lake Street, River Forest IL 60305

Landlord: Jack Strand  
Strand Properties  
140 S Grove  
Oak Park, IL 60302

To Village of River Forest - Village Zoning Department,


I am writing to you in my capacity as the legal representative and holder of power of attorney for the property located at 7777 Lake Street in River Forest, which is under the ownership of Jack Strand. I've been entrusted with overseeing the best use of this asset, ensuring it continues to contribute positively to our community.

I am aware that the current zoning regulations for the commercial property in question do not explicitly permit the operation of a child daycare center. However, I am formally requesting your consideration and approval for a special use permit that would allow a dedicated and reputable child daycare provider to occupy approximately 4,000 square feet of the available 12,000 square feet within the building.

This request is part of a broader application submitted by the Mosaic Montessori Academy, who is keen to offer their valuable services to our community. The building has seen a number of its spaces remain vacant for a few years. I believe that granting this special use permit will not only revitalize a significant portion of the property but also serve an essential need within our community by providing reliable, safe, and accessible childcare services. The proposed use aligns with our shared objectives of fostering a family-friendly community environment and supporting the welfare and development of our youngest residents.

Should you require any additional information or wish to discuss this request further, please do not hesitate to contact me at [paris.arthur@gmail.com](mailto:paris.arthur@gmail.com). Thank you for considering our request. I appreciate your time and the work you do for our village.

Sincerely,

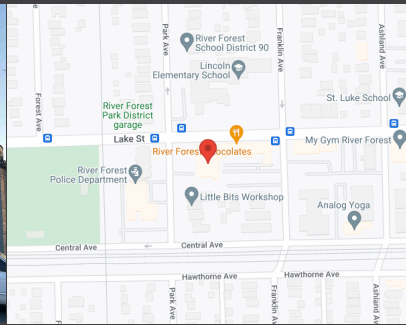
 as Power of Attorney for Jack Strand

Arthur Paris  
Legal Representative for Jack Strand  
[paris.arthur@gmail.com](mailto:paris.arthur@gmail.com)

Plat of Survey



2402.1951  
PLAT OF SURVEY  
COOK COUNTY



**PROPERTY ADDRESS:**  
7777 LAKE STREET, RIVER FOREST, ILLINOIS 60305

**SURVEY NUMBER:** 2402.1951

**DATE SIGNED:** 02/15/24

**FIELD WORK DATE:** 2/14/2024

**REVISION DATE(S):**  
(REV.1 2/15/2024)

**POINTS OF INTEREST**  
1. RESIDENCE OVER PROPERTY LINE

STATE OF ILLINOIS } SS  
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

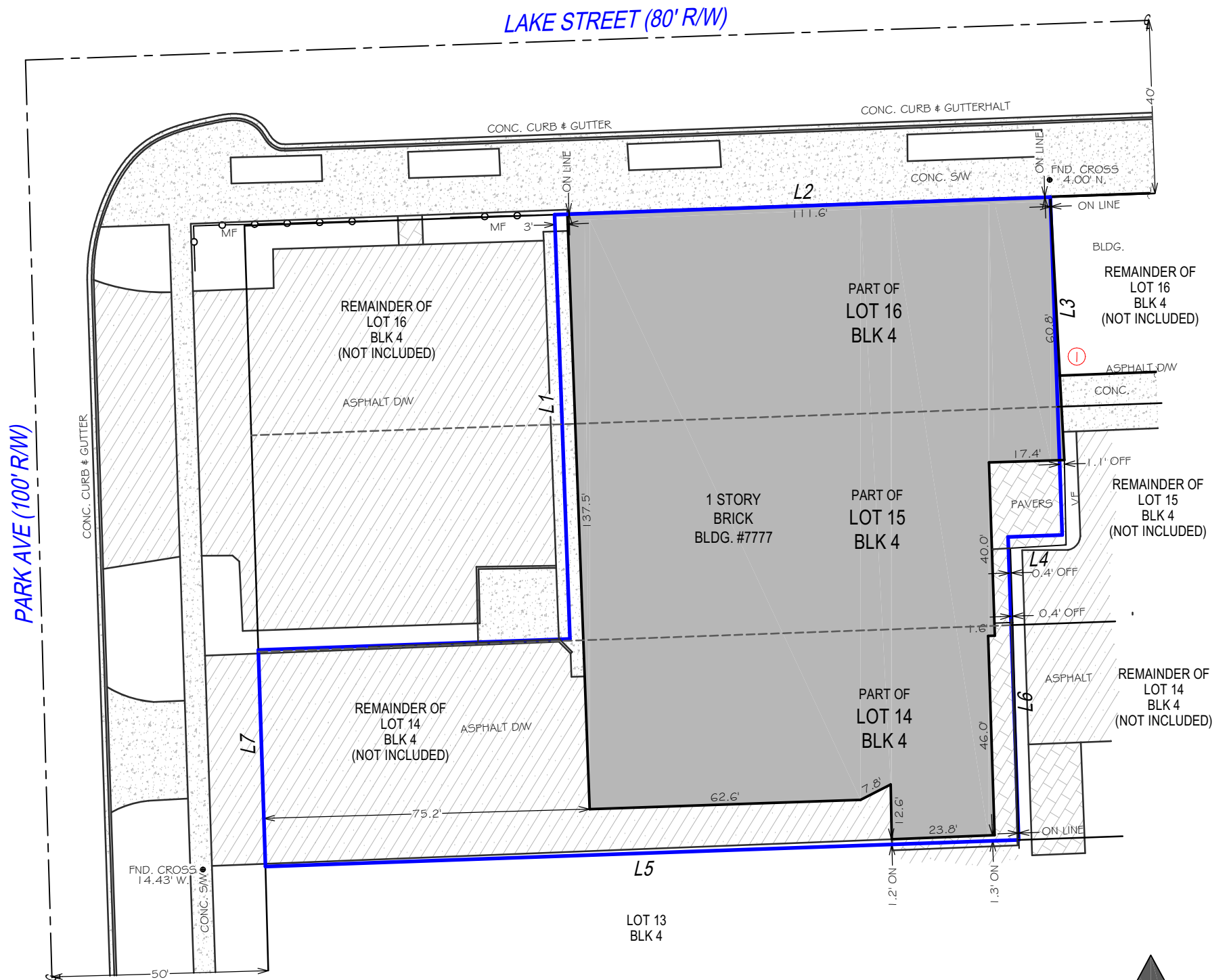
*Kenneth Kennedy*



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2024  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

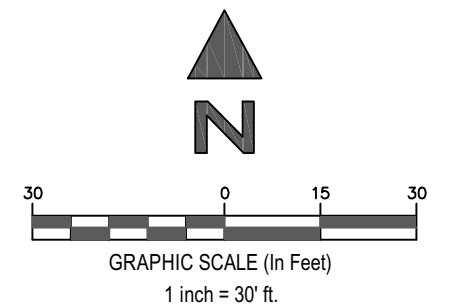


Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



**LINE TABLE:**  
 L1 98.00' (R)  
 N 2°06'02" W 98.00' (C)  
 L2 114.50' (R)  
 N 87°44'27" E 114.50' (C)  
 L3 78.00' (R)  
 S 2°15'33" E 78.00' (C)  
 L4 12.50' (R)  
 S 87°44'27" W 12.50' (C)  
 L5 174.00' (R)  
 S 87°44'27" W 174.00' (C)  
 L6 70.00' (R)  
 S 2°15'33" E 70.00' (C)  
 L7 50.00' (R)  
 N 1°52'35" W 50.00' (C)  
 L8 45.00' (R)  
 N 87°44'27" E 45.00' (C)  
 TOTAL AREA OF PROPERTY SURVEYED 4350 SQ.FT.±

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES





**PROPERTY ADDRESS:**  
7777 LAKE STREET, RIVER FOREST, ILLINOIS 60305

**SURVEY NUMBER:** 2402.1951

**CERTIFIED TO:**  
.

**DATE OF SURVEY:** 02/15/24

**BUYER:**

**LENDER:**

**TITLE COMPANY:**

**COMMITMENT DATE:** **CLIENT FILE NO:**

**LEGAL DESCRIPTION:**  
LOT 14 (EXCEPT THE EAST 27.5 FEET THEREOF) AND LOT 15 (EXCEPT THE SOUTH 20 FEET OF THE EAST 27.5 FEET AND EXCEPT THE NORTH 30 FEET OF THE EAST 15 FEET THEREOF) ALSO LOT 16 (EXCEPT THE EAST 15 FEET THEREOF) IN BLOCK 4 IN LATHROP'S RESUBDIVISION OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST, BEING A RESUBDIVISION OF THAT PART LYING EAST OF PARK AVENUE TOGETHER WITH THE EAST 3/5 OF BLOCK 15 IN LATHROP AND SEAVERN'S ADDITION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORCH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES THE WEST 72 FEET OF LOTS 15 AND 16 AFOERSAID CONVEYED BY BOAG BUILDING CORPORATION, A CORPORATION OF DELAWARE TO ROSANA CENTRUM CORPORATION BY DOCUMENT NUMBER 9934913 RECORDED FEB. 23, 1928), IN COOK COUNTY, ILLINOIS

**FLOOD ZONE INFORMATION:**

**GENERAL SURVEYORS NOTES:**

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

**SURVEYORS LEGEND:**

LINETYPES		ABBREVIATIONS	
	Boundary Line	(C) - Calculated	<b>FIP</b> - Found Iron Pipe
	Center Line	(D) - Deed	<b>FIPC</b> - Found Iron Pipe & Cap
	Chain Link or Wire Fence	(F) - Field	<b>FIR</b> - Found Iron Rod
	Easement	(M) - Measured	<b>FIRC</b> - Found Iron Rod & Cap
	Edge of Water	(P) - Plat	<b>FN</b> - Found Nail
	Iron Fence	(R) - Record	<b>FN&amp;D</b> - Found Nail & Disc
	Overhead Lines	(S) - Survey	<b>FRRSPK</b> - Found Rail Road Spike
	Structure	A/C - Air Conditioning	<b>GAR</b> - Garage
	Survey Tie Line	AE - Access Easement	<b>GM</b> - Gas Meter
	Vinyl Fence	ANE - Anchor Easement	<b>ID</b> - Identification
	Wall or Party Wall	ASBL - Accessory Setback Line	<b>IE/EE</b> - Ingress/Egress Easement
	Wood Fence	B/W - Bay/Box Window	<b>ILL</b> - Illegible
SURFACE TYPES		BC - Block Corner	<b>INST</b> - Instrument
	Asphalt	BFP - Backflow Preventer	<b>INT</b> - Intersection
	Brick or Tile	BLDG - Building	<b>IRRE</b> - Irrigation Easement
	Concrete	BLK - Block	<b>L</b> - Length
	Covered Area	BM - Benchmark	<b>LAE</b> - Limited Access Easement
	Water	BR - Bearing Reference	<b>LB#</b> - License No. (Business)
	Wood	BRL - Building Restriction Line	<b>LBE</b> - Limited Buffer Easement
SYMBOLS		BSMT - Basement	<b>LE</b> - Landscape Easement
	Benchmark	C - Curve	<b>LME</b> - Lake/Landscape Maintenance Easement
	Center Line	C/L - Center Line	<b>LS#</b> - License No. (Surveyor)
	Central Angle or Delta	C/P - Covered Porch	<b>MB</b> - Map Book
	Common Ownership	C/S - Concrete Slab	<b>ME</b> - Maintenance Easement
	Control Point	CATV - Cable TV Riser	<b>MES</b> - Mitered End Section
	Catch Basin	CB - Concrete Block	<b>MF</b> - Metal Fence
	Elevation	CH - Chord Bearing	<b>MH</b> - Manhole
	Fire Hydrant	CHIM - Chimney	<b>MHWL</b> - Mean High Water Line
	Find or Set Monument	CLF - Chain Link Fence	<b>NR</b> - Non-Radial
	Guywire or Anchor	CME - Canal Maintenance Easement	<b>NTS</b> - Not to Scale
	Manhole	CO - Clean Out	<b>NAVD88</b> - North American Vertical Datum 1988
	Tree	CONC - Concrete	<b>NGVD29</b> - National Geodetic Vertical Datum 1929
	Utility or Light Pole	COR - Corner	<b>OG</b> - On Ground
	Well	CS/W - Concrete Sidewalk	<b>ORB</b> - Official Records Book
		CUE - Control Utility Easement	<b>ORV</b> - Official Record Volume
		D/W - Driveway	<b>O/A</b> - Overall
		DE - Drainage Easement	<b>O/S</b> - Offset
		DF - Drain Field	<b>OFF</b> - Outside Subject Property
		DH - Drill Hole	<b>OH</b> - Overhang
		DUE - Drainage & Utility Easement	<b>OHL</b> - Overhead Utility Lines
		ELEV - Elevation	<b>OHWL</b> - Ordinary High Water Line
		EM - Electric Meter	<b>ON</b> - Inside Subject Property
		ENCL - Enclosure	<b>P/E</b> - Pool Equipment
		ENT - Entrance	<b>PB</b> - Plat Book
		EOP - Edge of Pavement	<b>PC</b> - Point of Curvature
		EOW - Edge of Water	<b>PCC</b> - Point of Compound Curvature
		ESMT - Easement	<b>PCP</b> - Permanent Control Point
		EUB - Electric Utility Box	<b>PI</b> - Point of Intersection
		F/DH - Found Drill Hole	<b>PLS</b> - Professional Land
		FCM - Found Concrete Monument	
		FF - Finished Floor	

**JOB SPECIFIC SURVEYOR NOTES:**



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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

Statements of Compliance with the  
Comprehensive Plan and the Zoning Title

## **How will Mosaic Montessori Academy work with the River Forest Zoning?**

**Mosaic Montessori Academy (MMA) is working with the Village of River Forest to bring our school into the C3 Commercial District as a Special Use. We fully intend to enhance services in the Village by bringing more high-quality early education and childcare to the residents of River Forest.**

**MMA is committed to providing children, aged two to six years+, with a creative and adaptive academic & social environment that respects each child's uniqueness and individuality. MMA encourages the dynamic collaboration of the child, parent, and the Montessori guide (teacher), in meeting the child's developmental needs. We strongly believe that employing the Montessori principles in guiding children is paramount in creating a solid foundation for the child's future.**

**MMA opened its doors in the Village of River Forest, Illinois on September 2007, with one primary classroom of children, three to six years of age. It immediately experienced growth that same year, even offering its first summer program also within said year. A Parent-Infant Program opened in the School Year (SY) 2008-2009 to meet the needs of some parents who were seeking this type of program for their very young children. A Toddler Program, serving two to three year old children, was put in place for the school year 2009-2010. MMA looks forward to the continued growth of the school with the addition of 2 toddler classrooms and 1 primary classroom at the 7777 Lake St. site, which will serve approximately 60 students and their families.**

## **How will Mosaic Montessori Academy work with the River Forest Comprehensive Plan?**

The Village of River Forest Comprehensive Plan states:

*"To provide a sustainable and comprehensive approach to growth and development that protects and enhances residential neighborhoods; strengthens commercial areas and the Village's economic base; provides for the Village's network of parks, open space, and environmental resources; and reinforces the continued provision of high-quality community facilities and services."*

*"Village Center Commercial Village Center Commercial is a commercial/mixed-use area that provides products and services to meet daily living needs of residents, drawing customers from neighboring communities and beyond. Ground floor uses are primarily retail, restaurant, and personal service, with office and residential uses located on the upper floors. Development character, sense of place, and an attractive and comfortable pedestrian-oriented environment are essential. The area is generally located along the south side of Lake Street, between Lathrop Avenue and Park Avenue, and at the intersection of Lake Street and Thatcher Avenue."*

*To improve the success of commercial areas by working cooperatively to support existing businesses, creating new opportunities for desirable development, and improving the character, appearance, and function of the areas.*

*Core Objectives*

- 1. Accommodate and support appropriate new commercial/mixed-use development.*
- 2. Promote contextual, high quality design, architecture, and site amenities as new development and improvements are considered.*
- 3. Maintain high quality and attractive commercial areas reflective of the Village's character and desired sense of place, through cohesive streetscape and public realm improvements.*
- 4. Improve the pedestrian and bicycle friendliness, access, mobility and safety of commercial areas.*

- 5. Balance the need for thriving and robust commercial areas with the importance of mitigating impacts on the Village's residential neighborhoods.*
- 6. Provide adequate off-street parking to accommodate the needs of existing businesses and future development.*
- 7. Encourage sustainable best practices for new commercial development and other commercial area improvements.*
- 8. Examine and amend the Village's zoning ordinance to better regulate the commercial districts in a manner reflective of market realities and the desired character for the areas.*

**MMA is a high-quality institution offering education to children ages 18 months to 6 years. The school has been a vibrant part of River Forest life since 2007 when they opened within the River Forest Methodist Church (corner of Lake St. and Thatcher Ave.) Since that time, they have expanded their program to maximize the available space at the Church. Over the years, they have experienced great demand for expanding their services from the River Forest families that they serve.**

**Allowing MMA to utilize the space at 7777 Lake St. will allow them to expand their ability to serve the families of River Forest by offering more high-quality early childhood education.**

**MMA has proven to be a "good neighbor" by enhancing the spaces that it occupies and energizing, once underutilized spaces. The opportunity for them to use the long-vacant space at 7777 Lake St., will bring more beauty and vibrance to the area, further enhancing the shopping and service businesses along the Lake St. Corridor.**



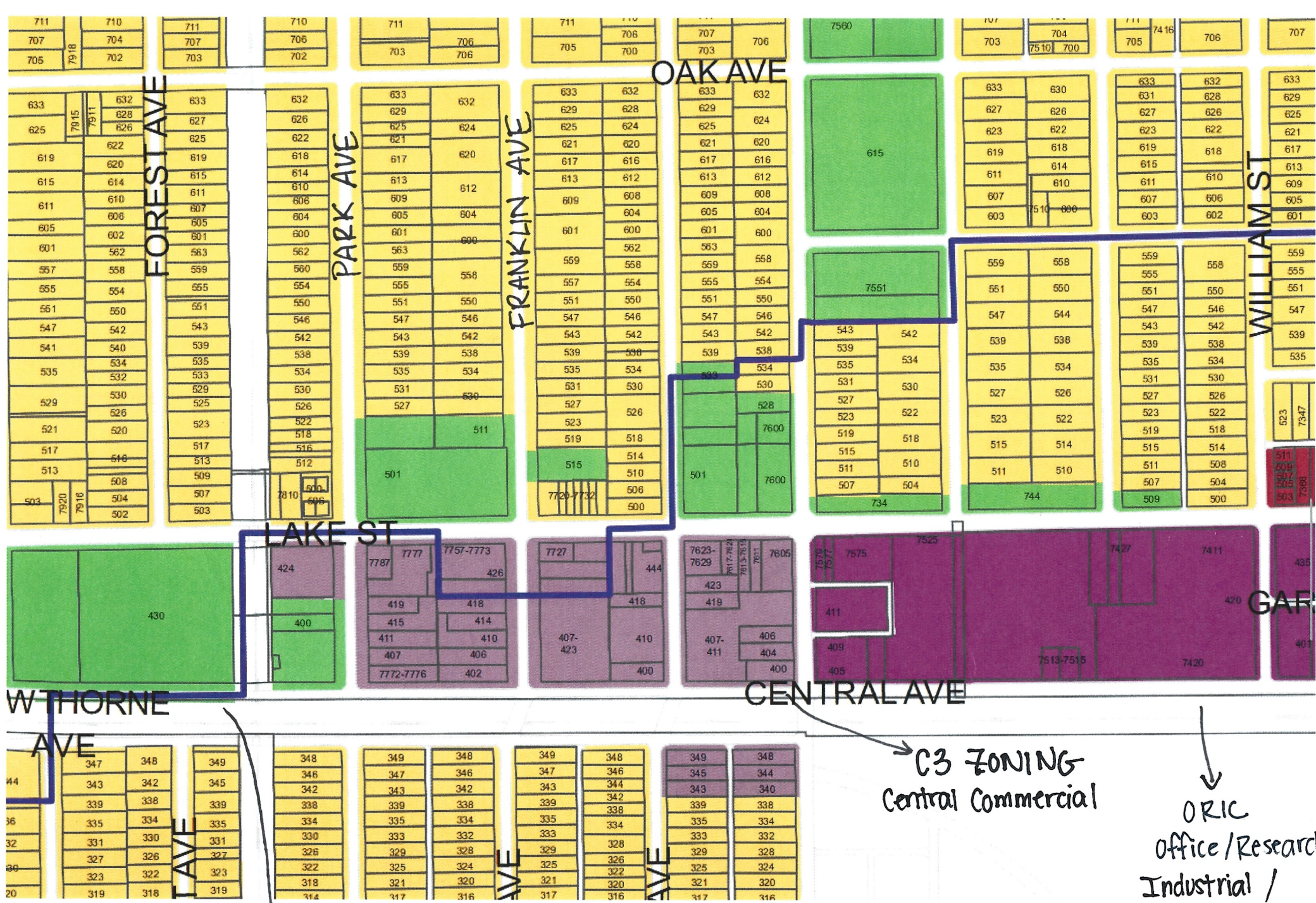
Site Plan



PARKING SPACES = 17

PROPOSED OUTDOOR PLAYSPACE





PRI  
Public / Recreational / Institutional

C3 ZONING  
Central Commercial

ORIC  
Office / Research  
Industrial /  
Commercial



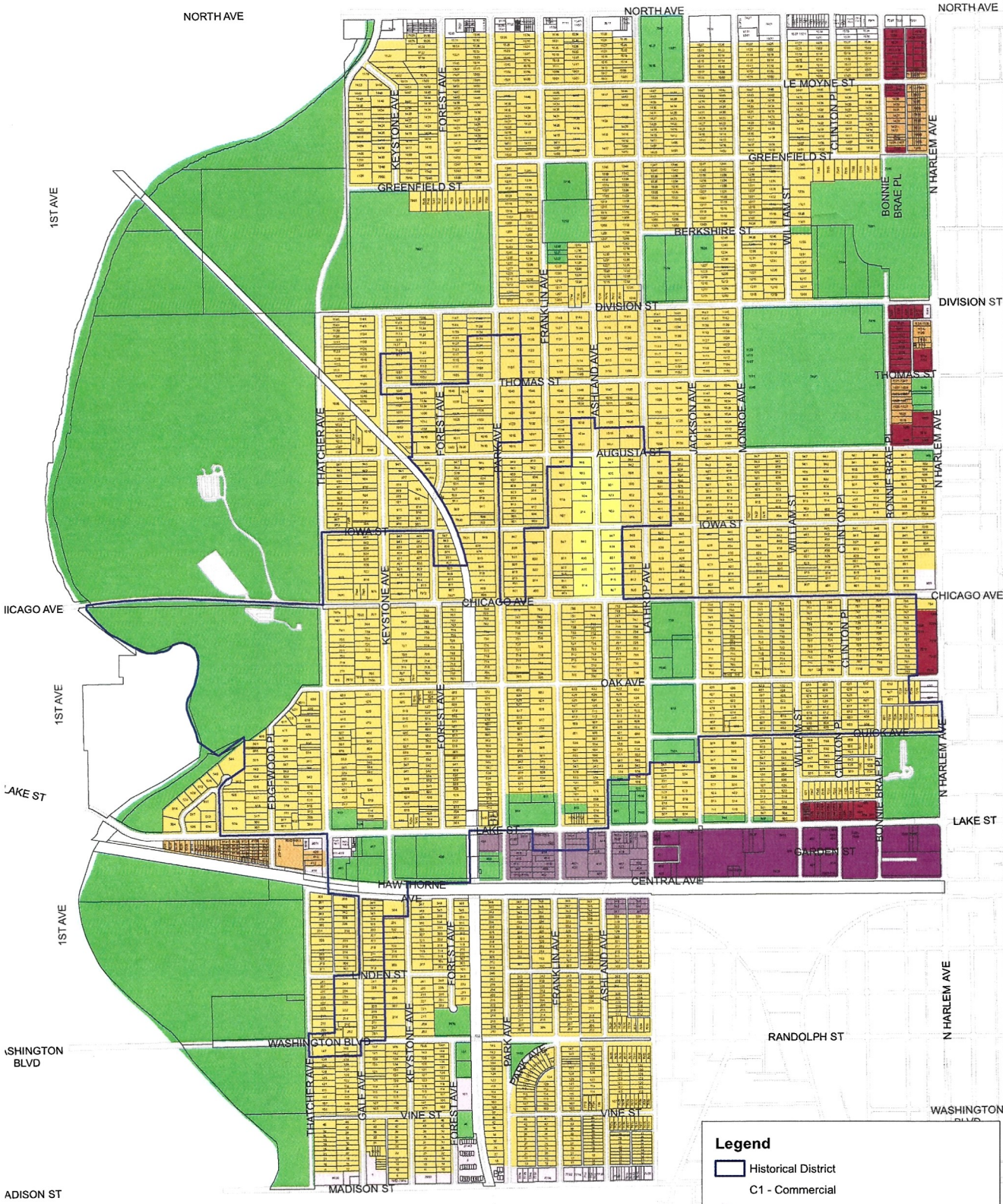


# River Forest Zoning Map

January 31, 2023



0 550 1,100 Feet



**Legend**

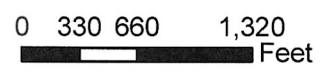
- Historical District
- C1 - Commercial
- C2 - Commercial
- C3 - Central Commercial
- R1 - Wide Lot Single-Family Residential
- R2 - Single-Family Residential
- R3 - Single-Family Residential
- R4 - Multi-Family Residential
- PRI - Public/Recreational/Institutional
- ORIC - Office/Research/Industrial/Commercial

DES PLAINES AVE





★ = Subject Property  
 7777 LAKE STREET  
 Village of River Forest  
 Street Map



Site Plan with Zoning Information

## Zoning Review Checklist

Address: 7777 Lake Street

Date of Review: 2/28/2024

Date of Submission:

Contact:

Telephone #:

Zoning District: C3

**Use:** Child Daycare Center - Special Use Permit Application  
**Special Use**

Lot Area	Lot Width	Lot Depth	Lot Area
irregular shaped lot	<span style="border: 1px solid black; padding: 2px;">0.00</span>	<span style="border: 1px solid black; padding: 2px;">0.00</span>	<span style="border: 1px solid black; padding: 2px;">19671.00</span>
<b>Minimum Land Area 10-14-4</b>			<span style="border: 1px solid black; padding: 2px;">3275.00</span> <input checked="" type="checkbox"/>

Lot Coverage 10-14-5	Allowed	Existing	Proposed
C3 District, 100% coverage allowed	<span style="border: 1px solid black; padding: 2px;">19671.00</span>	<span style="border: 1px solid black; padding: 2px;">14176.71</span> 72.07%	<span style="border: 1px solid black; padding: 2px;">14176.71</span> <input checked="" type="checkbox"/> 72.07%

Floor Area Ratio 10-14-5	Allowed	Existing	Proposed
2.5 FAR allowed for the C3 District	<span style="border: 1px solid black; padding: 2px;">49177.50</span>	<span style="border: 1px solid black; padding: 2px;">14176.71</span> 0.72	<span style="border: 1px solid black; padding: 2px;">14176.71</span> <input checked="" type="checkbox"/> 0.72

Setbacks 10-14-7	Required	Existing	Proposed
<b>Front Yard West</b>			
Eave Length		<span style="border: 1px solid black; padding: 2px;">75.2000</span> 0.0000	<span style="border: 1px solid black; padding: 2px;"></span>
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">0.0000</span>	<span style="border: 1px solid black; padding: 2px;">75.2000</span>	<span style="border: 1px solid black; padding: 2px;">75.2000</span> <input checked="" type="checkbox"/>

<b>Front Yard North</b>			
Eave Length		<span style="border: 1px solid black; padding: 2px;">0.0000</span> 0.0000	<span style="border: 1px solid black; padding: 2px;"></span>
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">0.0000</span>	<span style="border: 1px solid black; padding: 2px;">0.0000</span>	<span style="border: 1px solid black; padding: 2px;">0</span> <input checked="" type="checkbox"/>

<b>Side Yard South</b>			
Eave Length		<span style="border: 1px solid black; padding: 2px;">1.2000</span> 0.0000	<span style="border: 1px solid black; padding: 2px;"></span>
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">0.0000</span>	<span style="border: 1px solid black; padding: 2px;">1.2000</span>	<span style="border: 1px solid black; padding: 2px;">1.2000</span> <input checked="" type="checkbox"/>

<b>Rear Yard East</b>			
Eave Length		<span style="border: 1px solid black; padding: 2px;">0.0000</span> 0.0000	<span style="border: 1px solid black; padding: 2px;"></span>
Setback to Eave	<span style="border: 1px solid black; padding: 2px;">0.0000</span>	<span style="border: 1px solid black; padding: 2px;">0.0000</span>	<span style="border: 1px solid black; padding: 2px;">0</span> <input checked="" type="checkbox"/>

Zoning Review Checklist

<b>Building Height Ridge 10-14-6</b>	Allowed	Existing	Proposed	
Height above grade in feet	50'	20'	Height	<input checked="" type="checkbox"/>

**10-14-8 Off-Street Parking:**

	Required	Existing	Proposed	
Parking Spaces	<input type="text" value="5"/>	<input type="text" value="17"/>	<input type="text" value="5"/>	<input type="checkbox"/>

\* Mosaic Montessori will have 10 FTE at this location

Regarding Student drop off :

Mosaic Montessori Academy will schedule drop-off 15 minutes earlier/ later than the start of the school day at Lincoln Elementary. Parents will be instructed to drive north on Park Ave. & stop at the west entrance. Adult staff/volunteers of MMA will unload the students directly from the vehicles. & walk them to the west entrance door.



**7777 Lake Street**

Area Calculations

Date of Submission **2/15/2024**

	n-s	e-w	
Lot Area	78.0000	114.5000	8931.0000
	20.0000	102.0000	2040.0000
	50.0000	174.0000	8700.0000
Irregular shaped Lot			<b>19671.0000</b>
Allowed Coverage	1.0000		<b>19671.0000</b>
Allowed FAR	2.5000		<b>49177.5000</b>

**Lot Coverage - Existing**

First Floor Area	Existing	14176.7100
		0.0000
		0.0000
		0.0000
	Total	<b>14176.7100</b>

**Lot Coverage - New**

First Floor Area	Proposed	14176.7100
		0.0000
		0.0000
		0.0000
	Total	<b>14176.7100</b>

**Floor Area - Existing**

Floor Area - existing	1st floor	14176.7100
		0.0000
		0.0000
		<b>14176.7100</b>

**Floor Area - Proposed**

Floor Area - Proposed	1st floor	14176.7100
		0.0000
		0.0000
		<b>14176.7100</b>

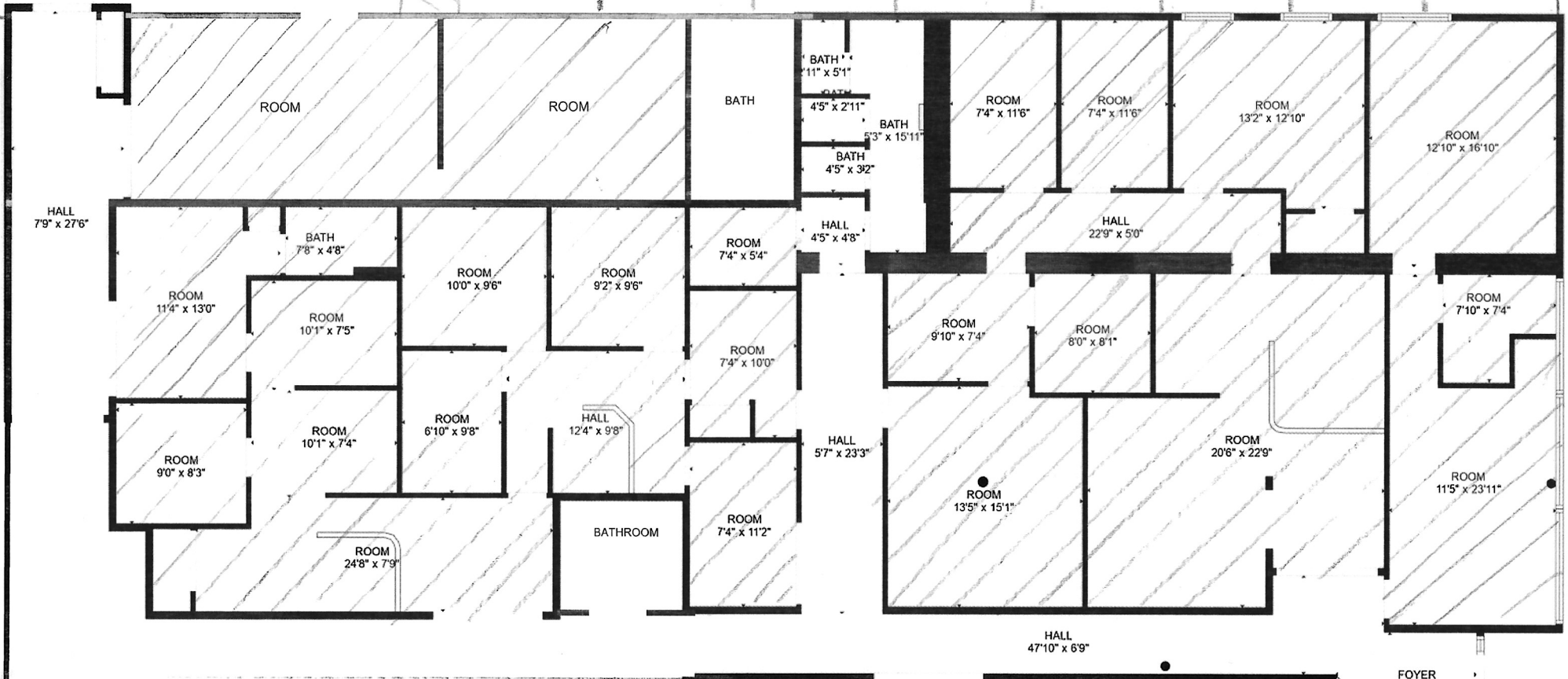
**7777 Lake Street**

House - 1st floor - Existing per Plat	n-s	e-w	
A	60.8000	111.6000	6785.2800
B	40.0000	94.2000	3768.0000
C	36.7000	92.7000	3402.0900
D	9.3000	23.8000	221.3400
			0.0000
			0.0000
Existing First Floor Area			<b>14176.7100</b>
House - 1st floor - Proposed			
Existing			14176.7100
			0.0000
Proposed First Floor Area			<b>14176.7100</b>


## Design Drawings

# VILLAGE PARKING LOT

PARKING LOT



LEASED OFFICES & RETAIL SPACES

 = PROPOSED MONTESSORI ACADEMY AREA  
~ 4,000 INTERIOR SQFT

FRONT

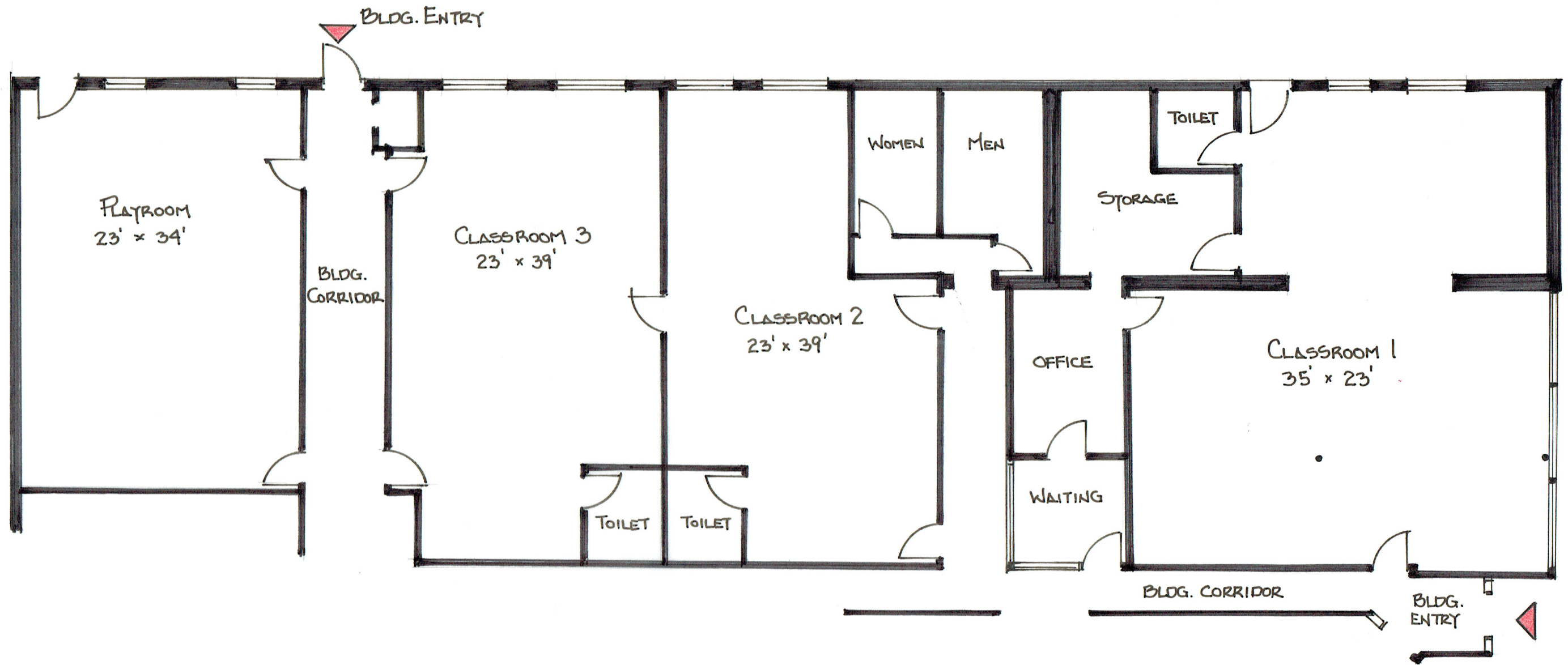
RIVER FOREST  
CLEANERS

LAKE STREET

C3 ZONING

PARK AVE.

PARKING LOT



PROPOSED SPACE PLAN

MOSAIC MONTESSORI ACADEMY  
7177 LAKE ST.

# FIRE SUPPRESSION: FIRE SPRINKLER SYSTEM THROUGHOUT

## FLOORPLAN FOR PROPOSED MONTESSORI RENTAL SPACE

PARKING LOT

EXIT

EXIT







## Landscaping Plan





**PROPERTY ADDRESS:**  
7777 LAKE STREET, RIVER FOREST, ILLINOIS 60305

**SURVEY NUMBER:** 2402.1951

**DATE SIGNED:** 02/15/24      **FIELD WORK DATE:** 2/14/2024

**REVISION DATE(S):**  
(REV.1 2/15/2024)

**POINTS OF INTEREST**  
1. RESIDENCE OVER PROPERTY LINE

STATE OF ILLINOIS }  
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

*Kenneth Kennedy*  
KENNETH A. KENNEDY  
035-003403  
PROFESSIONAL  
LAND SURVEYOR  
MORRIS, IL  
STATE OF ILLINOIS

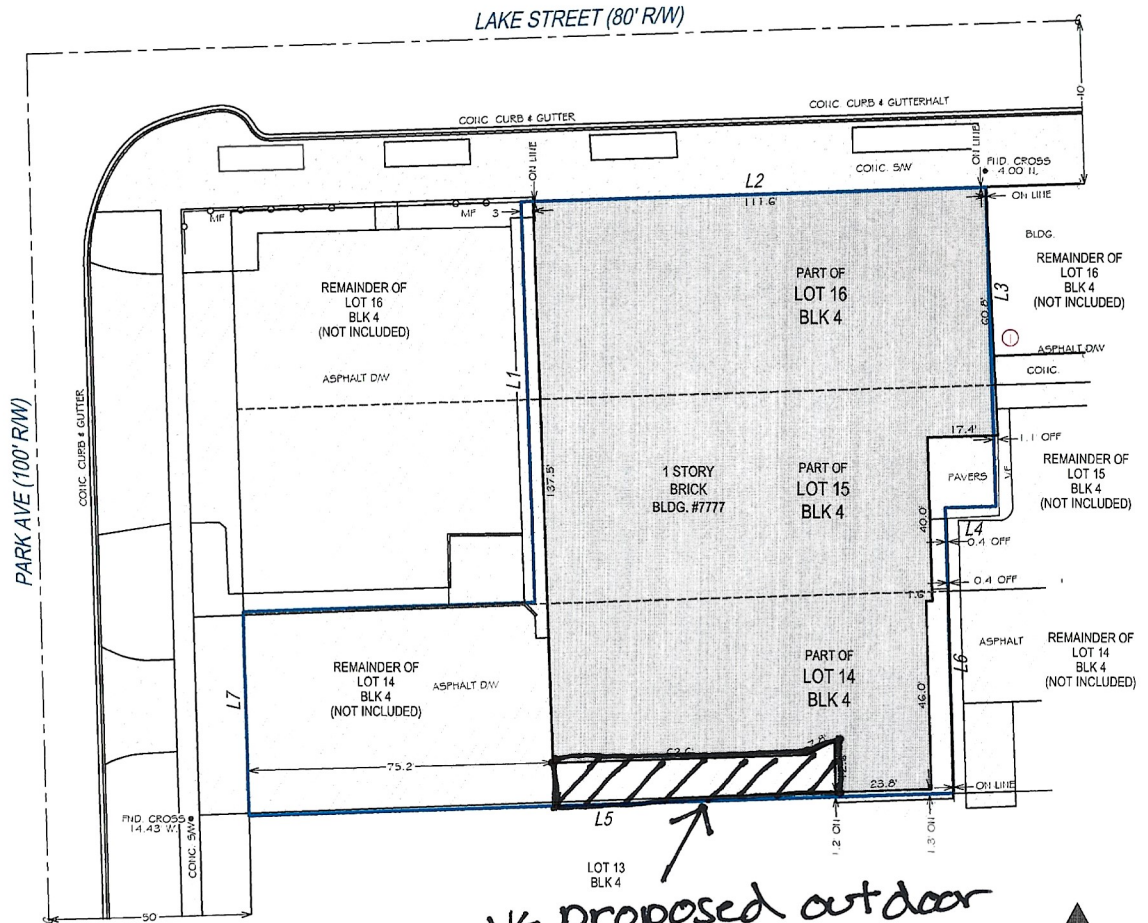
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2024  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



2402.1951  
PLAT OF SURVEY  
COOK COUNTY

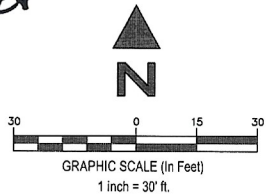


LINE TABLE:

L1	98.00' (R)
L2	114.50' (R)
L3	78.00' (R)
L4	12.50' (R)
L5	174.00' (R)
L6	70.00' (R)
L7	50.00' (R)
L8	45.00' (R)

TOTAL AREA OF PROPERTY SURVEYED 4350 SQ.FT.±

\* proposed outdoor play area to be fenced & raised garden beds added along w/ play equipment.



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

## Covenants, Easements, and Restrictions

# [External] RE: 7777 Lake Street - Special Use Application for Mosaic Montessori Academy

[laura@maychrukrealestate.com](mailto:laura@maychrukrealestate.com) <[laura@maychrukrealestate.com](mailto:laura@maychrukrealestate.com)>

Thu 3/14/2024 2:39 PM

To:Cliff Radatz <[CRadatz@vrf.us](mailto:CRadatz@vrf.us)>

Cc:[ariel@apartmentsource.com](mailto:ariel@apartmentsource.com) <[ariel@apartmentsource.com](mailto:ariel@apartmentsource.com)>;[schavez@apartmentsource.com](mailto:schavez@apartmentsource.com)

<[schavez@apartmentsource.com](mailto:schavez@apartmentsource.com)>;'ms.maria mosaicmontessori.org' <[ms.maria@mosaicmontessori.org](mailto:ms.maria@mosaicmontessori.org)>;

[mr.ranier@mosaicmontessori.org](mailto:mr.ranier@mosaicmontessori.org) <[mr.ranier@mosaicmontessori.org](mailto:mr.ranier@mosaicmontessori.org)>;Matthew Walsh <[mwalsh@vrf.us](mailto:mwalsh@vrf.us)>;Jessica Spencer

<[Jspencer@vrf.us](mailto:Jspencer@vrf.us)>

📎 4 attachments (4 MB)

7777 Lake Proposed Space Plan.pdf; 7777 Lake Zoning Review.pdf; Landscaping Plan Showing Outdoor Play Area.pdf; MMA Schedule of Development.docx;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cliff,

Thank you again for all of your guidance on this application.

Attached you will find:

- Completed Zoning Analysis to satisfy sections B4 & B6
- Proposed floor plan for MMA to satisfy section B7 of the application
- Landscaping plan showing the outdoor play area and improvements to satisfy section B8
- **The answer to section B9 is NONE**
- Updated MMA schedule of development to satisfy section B10

Please review and let me know if you need further information or clarification.

Thank you again,

Laura



**LAURA MAYCHRUK**  
REAL ESTATE

**LAURA MAYCHRUK**  
Designated Managing Broker

911 S. Lombard Avenue  
Oak Park, IL 60304  
[maychrukrealestate.com](http://maychrukrealestate.com)

## Schedule of Development

# **Schedule of Development**

- Special Use Permit Submittal 3/14/24
- Zoning Board Meeting 3/21/24
- Village Board Meeting 3/25/24
- Submit Construction Plans for Permit Review 4/26/24
- Submit Plans to State/DCFS for Review 4/26/24
- Receive RF Permits and DCFS Approval 6/1/24
- Begin Construction 8/1/24
- Complete Construction and Open School 10/1/24