

LETTER OF INTENT

Country Grove Preschool

Conditional Use Permit – 3201 & 3209 Tanglewood Drive

Existing conditions and uses:

3201 Tanglewood is a school building located on the corner of McKee Rd & Tanglewood Drive. Its current use is the main operations for the Country Grove Nursery School. Country Grove Nursery School is licensed for 61 children in this facility.

3209 Tanglewood is a single family home structure and is currently used for school age and after school programs. CGNS is licensed for 25 in this facility.

Plan for operations:

The current owner of both properties (Sherry Stuart) would like to sell the property at 3201, lease the 3209 property and sell the operations of the entire school to her current manager (Denise Frisch), one of her teachers (Kelly Weisensel), and an investor (Mark Kraemer).

There is no plan for change in operations from the current to the new owners. Country Grove Nursery School has built a very positive reputation in the neighborhood.

The school operates with 15-20 full and part-time employees.

The hours of operation are 7:00am to 5:45pm M-F.

Site specs:

3201 sits on .76 acres and 3209 sits on .27 for a total area of 1.03 acres.

The current number of parking stalls in the main lot is 13 with one handicapped.

Landscaping:

The prospective owners have spent 3 Saturdays cleaning up the landscaping of both properties. 9 new trees and bushes have been planted.

Alder:

Alderman Zach Brandon is aware of the proposed change in ownership and is ok with the change in conditional use permits.

Neighborhood:

The Country Grove Neighborhood Association approved this proposed change in their May 2007 meeting.

The neighbors in the immediate vicinity have been notified in person of the proposed change in ownership.