

## Attachment A

October 4, 2017

Village President and Board of Trustees  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

**Re: Application of Alcuin Montessori School for a Special Use Permit to Construct and Operate a Private School with an Accessory Day Care Center to be located at 6936-6950 Roosevelt Road (Calendar No. 09-17-Z)**

Dear Village President and Board of Trustees:

On May 18, 2017, Alcuin Montessori School (the "Applicant") filed an application (Calendar No. 09-17-Z) pursuant to Section 3.9.8(E) (Table 1: Permitted Building Types by District) of the Village Zoning Ordinance requesting the issuance of a special use permit to construct and operate a private school with an accessory day care center to be located at 6936-6950 Roosevelt Road, Oak Park, Illinois 60304 ("Subject Property"). The application was referred to the Zoning Board of Appeals (the "ZBA") by the Village Board of Trustees on June 19, 2017 pursuant to the authority conferred by Section 2.2.3(C) of the Village Zoning Ordinance adopted on February 4, 2002, as amended ("Zoning Ordinance") to hold the required public hearing and to make a recommendation to the Village Board. The Applicant requested and was granted continuances on July 19, 2017, August 2, 2017, August 23, 2017, August 23, 2017 and September 6, 2017.

A public hearing was held on the application in the Council Chambers of the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on October 4, 2017 at 7:00 p.m. The notice and time and place of said public hearing was duly published on June 21, 2017, in the

*Wednesday Journal*, a newspaper of general circulation in the Village. Notice was also posted at the Subject Property and letters were mailed by the Applicant to owners of record within 500 feet of the Subject Property, advising them of the application and the public hearing to be held.

## FINDINGS OF FACT

This ZBA, having fully heard and considered the testimony of all those present at the hearing who wished to testify and being fully advised in the premises, makes the following findings pursuant to Section 2.2.3(C) and 2.2.3(D) of the Village Zoning Ordinance:

1. The Applicant seeks a special use permit pursuant Section 3.9.8(E) (Table 1: Permitted Building Types by District) of the Zoning Ordinance to construct and operate a private school with an accessory day care center located in the B-1/B-2 General Business District at the Subject Property.

### The Subject Property.

2. The Subject Property is a zoning lot approximately 109' X 290' located at 6936-6950 Roosevelt Road, Oak Park, Illinois, 60304.

3. The Applicant proposes to construct and operate a private school with an accessory day care center at the Subject Property (the "Proposal"). The school will accommodate approximately 70 infants/toddlers, 35 middle school students and between 16-18 faculty and staff.

4. The Subject Property's parking lot will accommodate sixteen (16) on-site parking spaces.

5. The Subject Property is located on the southeast corner of Home Avenue and Roosevelt Road with an alley followed by R-4 Single-family Residential to the north, Roosevelt Road to the south, Clinton Avenue followed by a commercial strip mall to the east and a Jewel Osco located in a B-1/B-2 General Business District to the west.

6. The Subject Property is currently a vacant commercial building.

7. The Roosevelt Road Form-Based Zoning Overlay District is intended to promote a

more pedestrian-oriented development pattern along Roosevelt Road while also recognizing that the street is a heavily traveled thoroughfare.

The Applicant.

8. The Applicant submitted evidence that a private school would allow the successful development of the Subject Property.

9. The Applicant presented evidence that it is ready to move forward with the development of the Subject Property immediately upon the Village's approval of the special use.

10. The ZBA considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the Record:

- a. Application for special use permit;
- b. Disclosure of beneficiaries;
- c. Special use permit narrative;
- d. Responses to the standards for receiving a special use, as conveyed in Section 2.2.3(D);
- e. Plat of survey;
- f. Elevations;
- g. First floor plan;
- h. KLOA traffic study report;
- i. Drop-off/Pick-up procedures;
- j. Traffic plan; and
- k. Site/Landscaping plan.

Compatibility with Surrounding Uses.

11. The character of the neighborhood is commercial, automotive, office, service and residential.

12. The zoning lot is physically suitable for the type, density and intensity of the proposed use.

13. The proposed private school is a suitable use in the Roosevelt Road Form-Based

Zoning Overlay District and compatible with the surrounding neighborhood.

Project Review Team.

14. The Village's Project Review Team ("Team") met to review the Applicant's Proposal. The team consists of staff members from various internal Village departments.

15. The Team supports the special use application subject to the following conditions:

- a. The Home Avenue street frontage is currently a large driveway and should be returned to turf with three (3) trees planted in the parkway pursuant to Section 3.9.8 of the Zoning Ordinance;
- b. The Applicant shall remove the tree pit that extends into the parking lane along Roosevelt Road which will aid in staging vehicles for pick-up/drop-off;
- c. All trees located on the Roosevelt Road frontage shall be protected pursuant to the standards contained in the Oak Park Village Code;
- d. Permission from the Village's Parking and Mobility Services Department is required to establish a front loading zone; and
- e. All outdoor garbage dumpsters and trash bins must be screened on four sides, three of which by a permanent 6-foot tall opaque masonry wall of material and color to match the primary structure.

The Need for Zoning Relief.

16. An applicant cannot operate a school located in the Roosevelt Road Form-Based Zoning Overlay District without a special use permit. *Village Zoning Ordinance*, Section 3.9.8(E).

The Special Use Standards.

17. A special use permit may be granted only if evidence is presented to meet the following standards pursuant to Section 2.2.3(D) of the Zoning Ordinance:

1. The proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
2. The proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare;
3. The proposed building or use will be designed, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;
4. The proposed building or use complies with the more specific standards and criteria established for the particular building or use in question by Sections 2.2.7 (Planned Development Procedures) and 4.5 (Special Uses) of this Zoning Ordinance;
5. The proposed building or use has been considered in relation to the goals and objectives of the Comprehensive Plan or the Village of Oak Park; and
6. There shall be reasonable assurance that the proposed buildings or use will be completed and maintained in a timely manner, if authorized.

18. The evidence shows that the proposed school is a suitable use within the Roosevelt Road Form-Based Zoning Overlay District and is compatible with the surrounding neighborhood.

19. The evidence shows that the proposed school would have little overall impact on traffic patterns or pedestrian traffic or area parking.

20. The evidence shows that the proposed school will permit and encourage the development and use of neighboring property in accordance with the applicable district regulations.

21. Section 3.9.8(E) of the Village Zoning Ordinance requires a special use permit for a school in the Roosevelt Road Form-Based Zoning Overlay District.

22. The Applicant has provided reasonable assurance that its Proposal will be constructed and completed in a timely manner if granted. If the requested special use permit is granted, the Applicant expects to commence construction soon thereafter and shall comply with both the Village's building code and permitting requirements.

23. The evidence shows that the issuance of a special use permit for the Subject Property is in the best interest of the Village of Oak Park and the Applicant has otherwise met the standards pursuant to Section 2.2.3(D) of the Village Zoning Ordinance for the permit.

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## RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, the Zoning Board of Appeals, hereby recommends to the President and Board of Trustees pursuant to a vote of 7 - 0, that the special use permit be granted pursuant to 3.9.8(E) (Table 1: Permitted Building Types by District) of the Village Zoning Ordinance, for a school with an accessory day care center to be located at 6936-6950 Roosevelt Road, Oak Park, Illinois, by the Applicant, subject to the following conditions and restrictions:

1. The Home Avenue street frontage is currently a large driveway and should be returned to turf with three (3) trees planted in the parkway pursuant to Section 3.9.8 of the Zoning Ordinance;
2. The Applicant shall remove the tree pit that extends into the parking lane along Roosevelt Road which will aid in staging vehicles for pick-up/drop-off;
3. All trees located on the Roosevelt Road frontage shall be protected pursuant to the standards contained in the Oak Park Village Code;
4. Permission from the Village's Parking and Mobility Services Department is required to establish a front loading zone;
5. All outdoor garbage dumpsters and trash bins must be screened on four sides, three of which by a permanent 6-foot tall opaque masonry wall of material and color to match the primary structure;
6. In the event that the school is expanded in the future, there must be six (6) additional parking spaces to minimize the traffic impact to the surrounding area.
7. The special use permit shall be limited to the Applicant and the use set forth herein, and any expansion in the use or change in the tenant, operator or use of the Subject Property will terminate the special use; and
8. In the event that any of the conditions set forth herein shall not be fulfilled at any time in the future, said event shall be deemed a violation(s) of the Zoning Ordinance and the Zoning Administrator shall take appropriate action.

This report adopted by a 7 to 0 vote of this  
Zoning Board of Appeals, this 4<sup>th</sup> day of  
October, 2017.