



# Village of Oak Park

## STAFF REPORT

**TO:** Zoning Board of Appeals

**REVIEW DATE:** February 2, 2022

**FROM:** Project Review Team

**PREPARED BY:** Mike Bruce, Zoning Administrator

### PROJECT TITLE

**CALENDAR NUMBER:** 05-21-Z The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the Applicant, KrohVan LLC, to operate a day care center (Kiddie Academy) pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 900 S. Maple Avenue (1125-1105 Garfield Street), Oak Park, Illinois, Property Index Numbers 16-18-301-034-0000; 16-18-301-002-0000; & 16-18-301-003-0000 ("Subject Property") in the GC-General Commercial Zoning District.

### APPLICANT INFORMATION

**APPLICANT:** KrohVan LLC  
36 S. Washington  
Hinsdale, IL 60521

**PROPERTY OWNER:** HJ Mohr & Son Inc.  
915 S. Maple Avenue  
Oak Park, IL 60304

### PROPERTY INFORMATION

**EXISTING ZONING:** GC General Commercial Zoning District  
**EXISTING LAND USE:** HJ Mohr & Son Company  
**PROPERTY SIZE:** 38,976 SF (128' x 304.5')  
**COMPREHENSIVE PLAN:** Industrial Use

#### SURROUNDING ZONING AND LAND USES:

**NORTH:** GC General Commercial Zoning District (Oak Park Volvo; Post Office)  
**SOUTH:** R-3-50 Single-Family Zoning District (Single-Family Residence)  
**EAST:** GC General Commercial Zoning District (Single-Story Commercial Bld.)  
**WEST:** GC General Commercial Zoning District (Strip Mall Commercial)

## A n a l y s i s

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### Submittals

This report is based on the following documents, which were filed with the Zoning Administrator-Development Customer Services Department:

1. Application for Special Use Permit;
2. Drop off and pick up plan;
3. Response to special use standards pursuant to Section 14.2 (E);
4. Alta Survey; and
5. Site Plan.

### Description

The Subject Property, formerly occupied by HJ Mohr & Son Company, is located at the southeast corner of Maple Avenue and Garfield Street. The property is located in a GC General Commercial Zoning District. According to the application, the plans are to demolish all improvements on the site and construct an approximate 12,044 square foot single-story day care facility featuring 30 parking spaces and a 6,000 square foot fenced outdoor play area. Kiddie Academy day care facility would provide care for approximately 160 children ages six months to five (5) years of age between the hours of 6:00 a.m. to 6:00 p.m. Monday-Friday.

Image of existing site.



**Image of existing site.**



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### **C o m p l i a n c e   w i t h   t h e   Z o n i n g   O r d i n a n c e**

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Section 4.5.2 H (Day-Care Centers) of the Zoning Ordinance of the Village of Oak Park requires a special use permit to operate a duly licensed day-care center in all zoning districts. The applicant is required to obtain a license from DCFS prior to operation.

The Applicant, pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance is requesting the issuance of a special use permit authorizing a day care center for children at the premises commonly known as 900 S. Maple Avenue (1125 Garfield Street to 1105 Garfield Street). Thirty parking spaces for the proposed facility would be located adjacent to the proposed drop off location which exceeds the off-street parking requirement for the proposed facility. Table 10-2: Off-Street Vehicle and Bicycle Parking Requirements establish that a day care facility requires one parking space per 1000 gross floor area of day care space. The proposed facility is approximately 12,044 square feet of gross floor area which would require 13 parking spaces.

**Special Use:**

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether an approval of the special use is appropriate at the particular location and manner proposed. The recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the following conclusions:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.
4. The special use meets the requirements for such classification in this Ordinance.

The applicant has responded to the approval standards within her application.

The Zoning Board of Appeals, following the hearing, shall transmit to the Village Board a written report of its findings as to compliance of the special use approval standards listed in Section 14.2 (E) (Approval Standards) and giving its recommendation to either approve, approve with condition or denial of the special use. The applicant has responded to the standards within their application.

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### **C o m p a t i b i l i t y   w i t h   S u r r o u n d i n g   L a n d   U s e s**

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The prior use of the property was industrial with residential homes to the south. The elimination of an industrial use and replaced by a day-care use that will fit into the make-up of the area and serve the surrounding neighborhoods is positive change. Together the lots are physically suitable for the type, density and intensity of the proposed use. For the foregoing reasons, the proposed day care facility could be compatible with the surrounding uses.

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### **G e n e r a l   I n f o r m a t i o n**

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#### Project Review Team

On January 18, 2022, the Village Project Review Team met to review this special use application. The Team consists of representatives from various departments and divisions within the Village government. After reviewing the Applicants initial site plan, Staff requested that the Applicant provide detailed measurements for the parking lot. Staff also requested a drop off and pick plan that includes the number of kids and their ages, the number of staff and where staff would park or provide public transportation options, the hours of operation for the daycare and drop off times in the morning and evening. Per Staff's request, the Applicant has provided the following information.

"We plan on having a licensed capacity of 160 children, ages 6 months-5 years old. We typically have around 35 staff members, about 10 of which are part time and would work either mornings 6-9 or the closing shift from 3-6. We have more than enough parking on site. Parents drop off at all different times so there are typically about 5 parents dropping/picking up at the same time, usually less. Drop off is between 6-11am and pickup is from 3-6. We plan on being open from 6-6 or possibly 7-6 depending on the demand. We are close to the train so we will have staff that takes the train, some that drive, some that carpool and many that get dropped off. So, we have sufficient parking on site."

*End of Report.*

- c. Applicant  
Zoning Board of Appeals members  
Rasheda Jackson, Zoning Board of Appeals Attorney  
Craig Failor, Village Planner
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