



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

REVIEW DATE: October 4, 2017

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

Cal. No. 16-17-Z: 6441 North Avenue, Oak Park Fundamental Learning Center

Oak Park Fundamental Learning Center, Applicant, filed an application pursuant to Section 3.1 (Summary Use Matrix) and Section 4.5.2 H (Day-Care Centers) of the Zoning Ordinance of the Village of Oak Park requesting the issuance of a special use permit, authorizing a day-care center located at 6441 North Avenue and a before and after school program. The proposed day-care center would be for infants, toddlers, pre-school and school-aged children attending the before and after school program operating between the hours of 7:00 a.m. to 6:00 p.m. Monday-Friday. The Applicant proposes to operate the day care center with a capacity of approximately 79 children at the Subject Property.

APPLICANT INFORMATION

APPLICANT/PROPERTY OWNER: Chetranda Gray
4309 W. Westend End Avenue
Chicago, IL 60624

PROPERTY INFORMATION

EXISTING ZONING: B-1-B-2 General Business District (Commercial Building)
EXISTING LAND USE: Commercial Building (Commercial Uses)
PROPERTY SIZE: Approximately 5,654 SF (Net Floor Area)
COMPREHENSIVE PLAN: Corridor Commercial/Mixed Use
BUSINESS DISTRICT PLAN: N/A

SURROUNDING ZONING AND LAND USES:

NORTH: North Avenue followed the City of Chicago
SOUTH: Alley followed by R-3 Single-Family District (Single-Family Dwellings)
EAST: B-1-B-2 General Business District (Commercial Building)
WEST: B-1-B-2 General Business District (Children's' Museum)

A n a l y s i s

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. Disclosure of Beneficiary
3. Pick-up/drop-off Protocol
4. Response to Special Use Standards
5. Sheet A-1: First Floor Plan
6. Sheet A-2: Toilet Elevations
7. Sheet A-3: Reflected Ceiling First Floor Plan
8. Sheet A-4: Door Schedule
9. Site Plan
10. Sheet D-1: Demolition First Floor Plan
11. Sheet E-1: Electrical Lighting First Floor Plan
12. Sheet E-2: Electrical Specifications
13. Sheet EM-1: Emergency Exit First Floor Plan
14. Sheet LS-1 Life Safety First Floor Plan.

Description

The proposed tenant space is located on the south side of North Avenue just east of Elmwood Avenue. The property is improved with a 1-1/2 story commercial building. The Applicant proposes to operate a day-care center. The proposed day-care center will operate at capacity with approximately 79 children and 10 staff members in approximately eight classrooms between the hours of 7:00 a.m. to 6:00 p.m. Monday-Friday. The property currently contains eleven (11) parking spaces.

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

Section 3.1 (Summary Use Matrix) and Section 4.5.2 H (Day-Care Centers) of the Zoning Ordinance of the Village of Oak Park, which section relates to permitted uses within the Village of Oak Park, requires a special use permit to allow a day-care center in the B-1/B-2 General Business District at the premises commonly known as 6441 North Avenue, Oak Park, Illinois.

Standards for Granting a Special Use Permit

A special use permit may be granted and the applicable district regulations modified 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.

The applicant has responded to the standards within the application.

C o m p a t i b i l i t y w i t h t h e n e i g h b o r h o o d

The character of the neighborhood is commercial, retail and residential. A day-care use may fit into the make-up of the area and be a good neighbor that will serve the surrounding neighborhood. Staff believes that the location of the proposed use, near a transportation corridor, would benefit parents and employees of the proposed day-care.

The proposed day-care center will feature eight (8) classrooms which will require a total of eight (8) parking spaces. The property currently has on-site parking for up to eleven (11) vehicles, which is in compliance with the Zoning Ordinance requirement for parking. For the above reasons, the proposal could be compatible with the neighborhood.

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

Project Review Team

The Village Project Review Team met to review the request for the proposal located at 6441 North Avenue. The Team consists of representatives from various departments and divisions within the Village government.

The Project Review Team feels that a day-care use at this location is a proper use in this area, noting that the location is in close proximity to public transportation (Bus Route). The Village Engineer has reviewed the proposed drop off/pick up plan of the Applicants, and has concluded that he approves of the use as long as the flow of traffic in the east-west alley is westbound. (See letter from Engineer within application) Accordingly, the Applicant has agreed to the westbound flow of traffic and has created a drop off/pick up procedure that would be distributed to all parents and guardians.

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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