

ATTACHMENT A

February 2, 2022

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

Re: Application of Kiddie Academy for a Special Use Permit to operate a Day Care Center (Kiddie Academy) to be located at 1125-1105 Garfield Street (Calendar No. 05-21-Z)

Dear Village President and Board of Trustees:

On January 4, 2022, Sage OP, LLC, dba Kiddie Academy (the “Applicant”) filed an application (Calendar No. 05-21-Z) pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Village of Oak Park Zoning Ordinance (“Zoning Ordinance”) requesting the issuance of a special use permit to operate a day care center at 1125-1105 Garfield Street (“Subject Property”).

A public hearing was held on the application by the Village of Oak Park’s (“Village”) Zoning Board of Appeals (“ZBA”) by remote participation on February 2, 2022 at 7:00 p.m. with live audio available and optional video. The meeting was streamed live and archived online for on-demand viewing at www.oak-park.us/commissiontv as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT U-Verse subscribers on channel 99. The remote public hearing is authorized pursuant to Section 7(e) of the Open Meetings Act. 5 ILCS 120/7(e). The notice and time and place of the public hearing was duly published on January 12, 2022, in the *Wednesday Journal*, a newspaper of general circulation in the Village. Notice was also posted at the Subject Property and notices were mailed by the Applicant to owners of record within 300 feet of the Subject Property, advising them of the application and the public hearing to be held.

FINDINGS OF FACT

The Zoning Board of Appeals (“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 14.2(C)(2), 14.2(D)(1) and 14.2(E) of the Zoning Ordinance:

1. The Applicant seeks a special use permit pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance to operate a day care center located in the GC General Commercial Zoning District at the Subject Property.

The Subject Property.

2. The Subject Property is a lot containing approximately 38, 976 square feet located on the southeast corner of Maple Avenue and Garfield Street.

3. The Applicant proposes 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 (the “Proposal”).

4. The day care facility will provide care for approximately 160 children from the age of six months to five (5) years old and will operate between the hours of 6:00 a.m. to 6:00 p.m. Monday through Friday.

The Applicant.

5. The Applicant is the tenant of the Subject Property. HJ Mohr & Son Inc. is the owner of the Subject Property and has consented to this filing of the Application.

6. The Applicant submitted evidence that the day care facility would allow for the

successful development of the Subject Property.

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

8. 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. Drop off and pick up plan;
- c. Responses to the standards for receiving a special use, as conveyed in Section 14.2(E) pursuant to the Zoning Ordinance;
- d. Alta Survey;
- e. Site plan; and
- f. Testimony from neighboring residents.

Compatibility with Surrounding Uses.

10. The character of the neighborhood within the GC General Commercial Zoning District is mainly industrial with residential homes to the south.

11. The site is physically suitable for the type, density, and intensity of the proposed use.

Project Review Team.

12. 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.

13. The Team supports the special use permit request to operate a day care facility at the Subject Property.

The Need for Zoning Relief.

14. An Applicant cannot operate a day care facility in the GC General Commercial Zoning District without a special use permit. *Zoning Ordinance*, Section 8.3 (Table 8.1: Use

Matrix).

The Special Use Approval Standards.

15. A special use permit may be granted only if evidence is presented to meet the following approval standards pursuant to Section 14.2 (E) of the Zoning Ordinance:

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 [the Zoning] Ordinance, adopted land use policies and the Comprehensive Plan; and
4. The special use meets the requirements for such classification in this [the Zoning] Ordinance.

16. The evidence shows that the proposed day care facility is suitable within the GC General Commercial Zoning District and is compatible with the surrounding neighborhood.

17. The Applicant has provided reasonable assurances that its Proposal will be completed in a timely manner and shall comply with Village building code requirements.

18. 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 met the standards set forth in Section 14.2(E) of the Zoning Ordinance for the permit.

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 a special use permit be granted to the Applicant to operate a day care center pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance to be located at 1125-1105 Garfield Street, Oak Park, Illinois.

This report adopted by a 7 to 0 vote of this Zoning Board of Appeals, this 2nd day of February, 2022.