

PL 201700153



Application for Special-Use Permit

Village of Oak Park
123 Madison Street
Oak Park, IL 60302-4272

708.383.6400

Applicant Information

Name of Applicant: (Please print) Alcuin Montessori School
Address of Subject Property: 6936-6950 W. Roosevelt Rd Oak Park, IL 60301
Owner of Subject Property: NBORE Investments LLC Owner's Address: 1001 Lake St. Oak Park, IL 60301
Authorized Agent: (Please print) Tom Brock Architect Address: 2908 W. Fullerton, St. 202
Phone Number: 773-645-8968 E-Mail Address: Chicago, IL 60647
thos.brock@gmail.com
Are there any original covenants, conditions, or deed restrictions concerning this property in the type of improvements, setbacks, area, or height requirements?
☐ Yes (if yes, attach explanation) ☒ No
Are there any contracts or agreements of any nature in existence with regard to the sale or disposal of this property that are contingent upon the decision made pursuant to this application?
☒ Yes (if yes, attach explanation) ☐ No
The present owner acquired legal title to these premises on: 11-20-07 6950 W. Roosevelt
3-31-09 6936 + 6942 W. Roosevelt

Case Information

The Applicant seeks a special-use permit to: Construct an adaptive reuse and new construction project within a B1-B2 zoning district in the Roosevelt Road
The subject property is located in the B1/2 General Business + Roosevelt Road Overlay District(s).
The subject property is presently used as: Storage facility

Certification

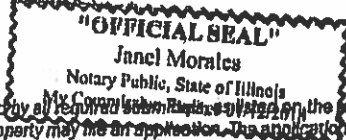
I hereby depose and say that all the above statements, as well as any statements contained in the papers submitted in support of this application submitted herewith, are true.

Sworn to me this 18 day of May, 2017

Janel Morales
Notary Public

My commission expires: 01-12-18

Alcui
Applicant



Notice: This application must be completed fully and legibly, and accompanied by all required fees on the reverse side of this application. Only persons having a proprietary interest in the subject property may file an application. The application fee is due at time of application, and is not refundable.



Disclosure of Beneficiaries

Village of Oak Park
123 Madison Street
Oak Park, IL 60302-4272

708.383.6400

Address of Subject Property: 6936 - 6950 W. Roosevelt Rd. Date: _____
Property Identification Number(s) (PIN): 16 - 18 - 326 028, 029, 030 and 031 - 0000

Owner Information

You must provide the following information. If additional space is needed, attach extra pages to this form.

Owner 1 Name: NBRE Investments, LLC Telephone No.: 708-660-1000
Owner 1 Address: 1001 Lake St. Oak Park, IL 60301 Facsimile No.: _____
Owner 2 Name: _____ Telephone No.: _____
Owner 2 Address: _____ Facsimile No.: _____

If property is held in a Land Trust, provide name(s) of all beneficial owners.
(A Certificate of Trust must be attached hereto.)

Applicant Information

Applicant's Name: Alcwin Montessori School, Grant Gleason Telephone No.: 708-366-1862
Applicant's Address: 324 N. Oak Park Ave, Oak Park, IL 60302 Facsimile No.: 708-366-1892

Contact Information (If different than Applicant)

Project Contact: Tom Brack, Tom Brack Architect Telephone No.: 773-645-8908
Contact's Address: 2908 W. Fullerton Ave, Ste 202 Chicago, IL 60647 Facsimile No.: _____

Proprietary Interest of Applicant

☐ Owner ☐ Legal Representative ☒ Contract Purchaser ☐ Other: _____

Certification

I hereby depose and say that all the above statements, as well as any statements contained in the items of information submitted in support of this application submitted herewith, are true.

Sworn to me this 18 day of MAY, 2017

Notary Public

My commission expires: 01-12-18

Applicant/Authorized Agent (circle one)

"OFFICIAL SEAL"

Janel Morales

Notary Public, State of Illinois
My Commission Expires 01/12/2018

IN WITNESS WHEREOF, the parties have executed this Agreement as of the later of the dates set forth below.

SELLER:

Community Bank of Oak Park River Forest, an Illinois banking corporation

By: Walter Healy
Name: WALTER HEALY
Its: PRESIDENT / CEO

NBORE Investments, LLC, an Illinois limited liability company

By: Walter Healy
Name: WALTER HEALY
Its: MANAGER

PURCHASER:

Alcuin Montessori School, an Illinois not for profit corporation

By: _____
Name: _____
Its: _____

IN WITNESS WHEREOF, the parties have executed this Agreement as of the later of the dates set forth below.

SELLER:

Community Bank of Oak Park River Forest, an Illinois banking corporation

By: _____
Name: _____
Its: _____

NBORE Investments, LLC, an Illinois limited liability company

By: _____
Name: _____
Its: _____

PURCHASER:

Alcuin Montessori School, an Illinois not for profit corporation

By:  _____
Name: Fred McClendon
Its: President

By:  _____
Name: Laura Berlin
Its: Secretary

04/24/2017

Special Use Permit Narrative (DRAFT v.4)

Alcuin Montessori School Special Use Permit Narrative

Alcuin Montessori School seeks a Special Use Permit for an adaptive reuse and new construction project within a B1-B2 zoning district in the Roosevelt Road Form Based Overlay District including three lots between 6936-6950 W. Roosevelt Road.

Introduction: Nature of the Proposed Use

Alcuin Montessori School was established in 1961 by a group of six Oak Park families following a visit to the nation's first chartered Montessori school. Classroom space was rented at the Lowell School (Lake and Forest) and our first classroom had twenty-four students: a morning and an afternoon class for preschool aged children. Since then, Alcuin has been located at several sites in the Oak Park/River Forest area and is currently located at the First United Methodist Church at Superior Street and North Oak Park Avenue. Today Alcuin has roughly 140 students ranging in age from birth to 14 years, and 30 employees. In the fall of 2008, Alcuin opened a Middle School at a satellite campus Oak Park's Gale House, adjacent to Frank Lloyd Wright's Unity Temple.

This proposed 14,000 square foot educational facility will house our new Infant Program (birth to 18 months of age), our Toddler Program (18 months to 30 months of age) and will provide space for our existing Middle School Program (adolescents) currently located in the Gale House. Some educational programs operated on this site will be year-round, with classes throughout the work week beginning at 8:30 am and typically concluding at 3:45 pm, with some extended program hours as early as 7:15 am and as late as 6:00 pm. At full capacity, this facility will have as many as 44 infants/toddlers, 30 middle school students and up to 16 faculty and staff.

As a day school, the facility will include food preparation spaces and food deliveries will occur on a daily basis on weekdays only. Food deliveries will occur off of the alleyway.

Legal Description of the Property:

"LOTS 4, 5, 6, 7, 8 AND 9 IN THE RESUBDIVISION OF LOTS 20 TO 29 INCLUSIVE, IN THE SUBDIVISION OF BLOCK 5 IN WALTER S. DRAY'S SECOND ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOTS 8 AND 9 OF MCGRAW'S SUBDIVISION OF LOT 7, IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS."

Evidence of Conformity with Special Use Standards:

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.*

This proposal is desirable to provide a needed service that is in the interest of public convenience and does contribute to the general welfare of the neighborhood and the community. Our research

into the demand for the specific services this facility would provide indicates there is heavy demand for a high-quality full-day infant/toddler program in all areas surrounding the site including Oak Park, River Forest, Forest Park and Berwyn. Additionally, the interest in our middle school outstrips our capacity, despite minimal marketing efforts.

Further, Alcuin's current facilities do not allow them to provide this much needed year-round service to infants and toddlers, which, when combined with increased competition in the local 0-6 childcare market, impacts the school's abilities to maintain or grow current enrollment levels. Alcuin Montessori is generally viewed as a very high-quality and important institution in Oak Park and their long-term fiscal health and stability are counting on this expansion of their program. Therefore, it could be said that the effect of *not building* on this site will be counter to the interest of the public convenience and would likely diminish the general welfare of the 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 matter affecting the public health, safety and general welfare.*

We expect the proposed building to have an enhancing effect upon adjacent properties, bringing a viable and respected Oak Park institution to what has been a fringe part of the village that has experienced little economic development in the previous decades. Derelict buildings have already been demolished on the site leaving a large hole in the urban fabric. A bright and beautiful new school there will increase the desirability of adjacent developments and bring a more varied type of consumer to the businesses in this area.

As is the case at our Oak Park Avenue location, traffic is manageable since it is both quantifiable and predictable. We expect peak drop-off and pick-up hours for our middle school programs in the early morning and mid-afternoon. It is our intention to work with the Village and the state to demarcate drop-off locations along Roosevelt and Home Avenue to insure that both peak times are accommodated without undue loss of street parking. The nature of our full-day infant and toddler program allows parents to drop off and pick up at their convenience rather than a set time, thus reducing the amount traffic at peak hours. Longer-term parking will be off of the alley to the north of the site and will be restricted to faculty and staff. Current standards require a 1:1 ratio of classrooms to parking spaces. Our current proposal exceeds the minimum by ten spaces.

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.*

Nothing that we are proposing will, in any way, inhibit the development and use of neighboring property in accordance with applicable district regulations. Our proposal greatly exceeds regulations for minimum lot size and intensity of use (10,000 sf minimum vs 20,250 sf actual) and comes nowhere close to the allowable 40 feet in height (proposed parapet is 15 feet). In fact, because we are not building to the maximum allowable floor area ratio on this site (proposed building is only 1 story) it could be argued that the low-rise nature of our facility is making

development of adjacent properties more desirable allowing for more/better access to direct sunlight, more distant views and prevailing breezes.

4. *The proposed building or use complies with the more specific standards and criteria established for the particular building or use in question by Article 4, Section 4.5 and Article 3, Section 3.9.1 of the Zoning Ordinance.*

Article 4, Section 4.5: Not Applicable. Not among the uses listed.

Article 3, Section 3.9.1: Not Applicable. Not a Planned Development

5. *The proposed building or use has been considered in relation to the goals and objectives of the comprehensive Plan of the Village of Oak Park.*

This project has been vetted by and has the support of the Oak Park Economic Development Corporation, the Oak Park Planning Committee, the Mayor of Oak Park and the Community Bank of Oak Park and River Forest.

Envision Oak Park, the latest version of the Village's comprehensive plan published in 2014, specifically calls for improvements in early childhood education, stating that that providers should implement programs that are closely coordinated with K-12 education providers. Most of this facility will be devoted to early childhood education with programs meant to feed Alcuin's primary programs and thus their middle school as well. Montessori schools are generally known for being well-orchestrated in approach to teaching and well-coordinated for individual growth and advancement.

6. *There shall be reasonable assurance that the proposed building shall be completed and maintained in a timely manner, if authorized.*

Due to the importance of establishing their new infant/toddler program to the sustainability of Alcuin's primary programs they are motivated to move this project forward as quickly as possible. Once established, this facility will be subject to more or less constant evaluation by new parents looking for the best and best-run educational facilities in the area. Since Alcuin is competing with other, similar institutions for tuition dollars, they are also motivated to insure that the facilities are clean, safe and well-maintained at all times.

Approximate 1/4" = 1'-0"

0'-0" 0'-6" 0'-12" 0'-18" 0'-24" 0'-30" 0'-36" 0'-42" 0'-48" 0'-54" 0'-60" 0'-66" 0'-72" 0'-78" 0'-84" 0'-90" 0'-96" 0'-102" 0'-108" 0'-114" 0'-120" 0'-126" 0'-132" 0'-138" 0'-144" 0'-150" 0'-156" 0'-162" 0'-168" 0'-174" 0'-180" 0'-186" 0'-192" 0'-198" 0'-204" 0'-210" 0'-216" 0'-222" 0'-228" 0'-234" 0'-240" 0'-246" 0'-252" 0'-258" 0'-264" 0'-270" 0'-276" 0'-282" 0'-288" 0'-294" 0'-300"

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NORTH ELEVATION



Continuation of the wall 1

0'-0" 0'-6" 0'-12" 0'-18" 0'-24" 0'-30" 0'-36" 0'-42" 0'-48" 0'-54" 0'-60" 0'-66" 0'-72" 0'-78" 0'-84" 0'-90" 0'-96" 0'-102" 0'-108" 0'-114" 0'-120" 0'-126" 0'-132" 0'-138" 0'-144" 0'-150" 0'-156" 0'-162" 0'-168" 0'-174" 0'-180" 0'-186" 0'-192" 0'-198" 0'-204" 0'-210" 0'-216" 0'-222" 0'-228" 0'-234" 0'-240" 0'-246" 0'-252" 0'-258" 0'-264" 0'-270" 0'-276" 0'-282" 0'-288" 0'-294" 0'-300"

WEST ELEVATION



Continuation of the wall 1

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SOUTH ELEVATION



ELEVATION SCALE: 1/4" = 1'-0"

ELEVATION SCALE: 1/4" = 1'-0"



Copyright Tom Brock, Architect

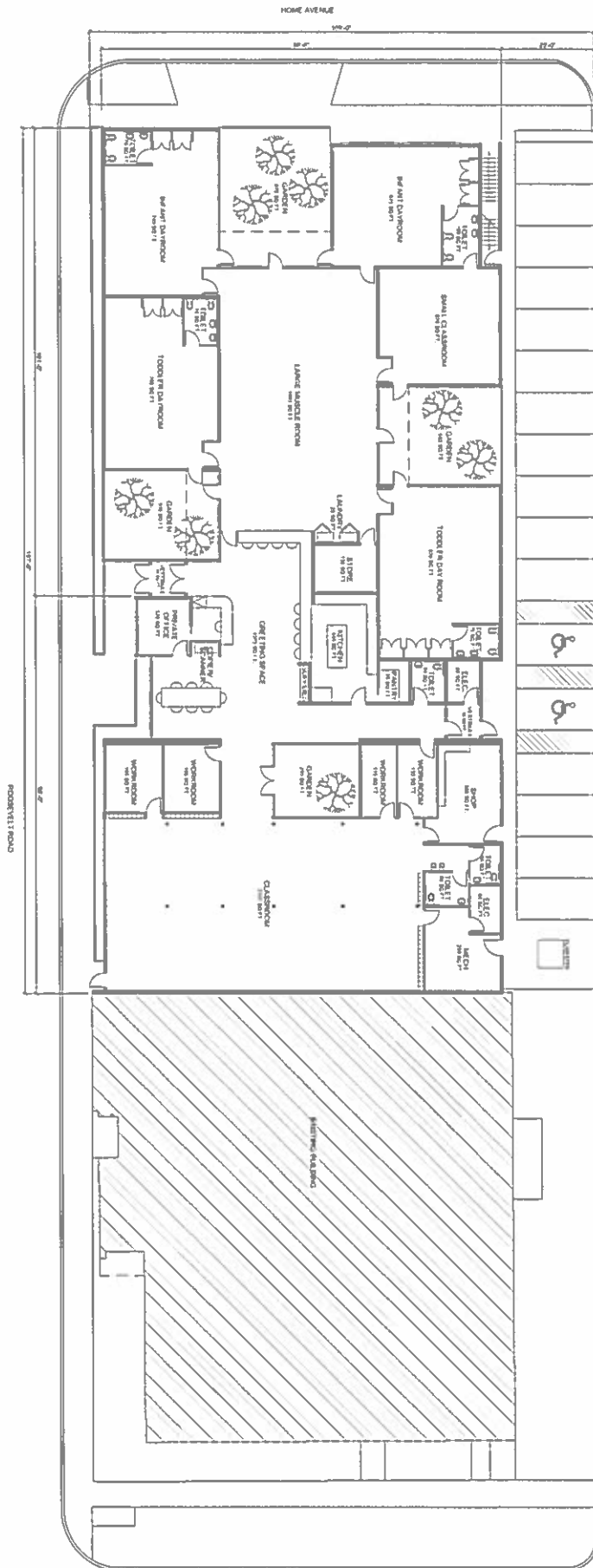
Revision	By	Date	Description
1	AL	10/1/10	Initial Design
2	AL	10/1/10	Revised Design
3	AL	10/1/10	Final Design
4	AL	10/1/10	Construction Documents
5	AL	10/1/10	Final Construction Documents
6	AL	10/1/10	Final Construction Documents
7	AL	10/1/10	Final Construction Documents
8	AL	10/1/10	Final Construction Documents
9	AL	10/1/10	Final Construction Documents
10	AL	10/1/10	Final Construction Documents
11	AL	10/1/10	Final Construction Documents
12	AL	10/1/10	Final Construction Documents
13	AL	10/1/10	Final Construction Documents
14	AL	10/1/10	Final Construction Documents
15	AL	10/1/10	Final Construction Documents
16	AL	10/1/10	Final Construction Documents
17	AL	10/1/10	Final Construction Documents
18	AL	10/1/10	Final Construction Documents
19	AL	10/1/10	Final Construction Documents
20	AL	10/1/10	Final Construction Documents

ALCUIN MONTESSORI SCHOOL
 6930-6942 Roosevelt Road
 Oak Park, IL

TOM BROCK ARCHITECT
 2000 W. Fullerton Street Chicago, IL 60647
 TEL: 773-661-8888

NOT FOR
CONSTRUCTION

FIRST FLOOR PLAN



BLDG. AREA

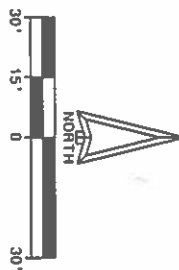
EXISTING	AREA
NEW CONSTRUCTION	4,770 SF +/-
TOTAL	10,630 SF +/-
TOTAL PARKING:	(15) std. size 9'x19'. (2) HC size 16'x19' TOTAL (17)

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN THE RESUBDIVISION OF BLOCK 5 IN WALKER S. DRAV'S SECOND ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOTS 8 AND 9 OF MCGRAW'S SUBDIVISION OF LOT 7, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF) IN COOK COUNTY, ILLINOIS.

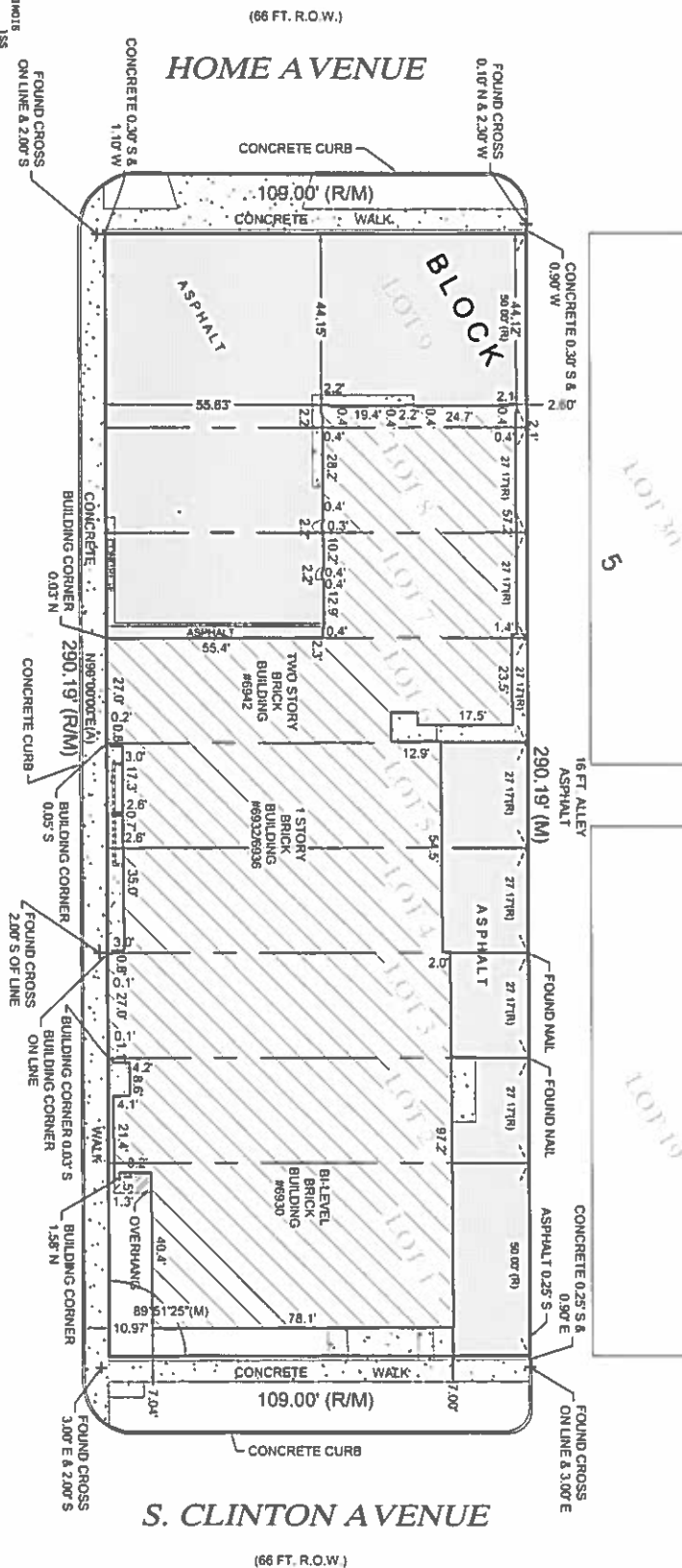
PLAT OF SURVEY

MORRIS
ENGINEERING, INC.

5100 S. LINCOLN SUITE 100 Lisle, IL 60115 630.333.1100
PHONE: (630) 371-0770 EMAIL: SAURNEY@CIVIL.COM



BASIS OF BEARING:
NORTH LINE OF ROOSEVELT ROAD AS
FOUND MONUMENTED AND OCCUPIED PER
RECORD SUBDIVISION PLAT.
N 90°00'00" E (A)



W. ROOSEVELT ROAD

1, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BODILY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DATED, THIS 14TH DAY OF SEPTEMBER, A.D., 2006, AT LITZIE, ILLINOIS.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3400
LICENSE EXPIRATION DATE NOVEMBER 30, 2006
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

ADDRESS UNKNOWN AS 6930-6942 ROOSEVELT ROAD
DAN PARK, ILLINOIS

CLIENT _____ WESLEY J. CLODSBY
JOB NO. _____ 06-08-0146
FIELDWORK DATE/CREW CHIEF _____ 09/13/06 (A/T/MB)
BOULEVARD NO. _____ REVISED: _____

