



# 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

### **P R O J E C T   T I T L E**

Cal. No. 09-17-Z: 6936-6950 Roosevelt Road, Alcuin Montessori School

Alcuin Montessori School, Applicant, is seeking a special use permit from Section 3.9.8 (E) (Table 1: Permitted Building Types by District) of the Zoning Ordinance of the Village of Oak Park, to construct and operate a private Montessori school with an accessory nursery or day care center at the premises commonly known as 6936-6950 Roosevelt Road, Oak Park, Illinois.

### **A P P L I C A N T   I N F O R M A T I O N**

**APPLICANT:** Alcuin Montessori School  
324 N. Oak Park Avenue  
Oak Park, IL 60302

**PROPERTY OWNER:** NBORE Investments, LLC  
1001 Lake Street  
Oak Park, IL 60301

**AGENT:** Tom Brock, Architect  
2908 W. Fullerton Avenue, Suite 202  
Chicago, IL 60647

### **P R O P E R T Y   I N F O R M A T I O N**

**EXISTING ZONING:** B-1/B-2 General Business District  
**EXISTING LAND USE:** Commercial Buildings/Girl Scout Building  
**PROPERTY SIZE:** 31,630 square feet (109' x 290.19')  
**COMPREHENSIVE PLAN:** Corridor Commercial/Mixed Use

#### **SURROUNDING ZONING AND LAND USES:**

**NORTH:** R-4 Single-Family District (Alley followed by Single-Family Dwellings)  
**SOUTH:** Roosevelt Road followed by the City of Berwyn  
**EAST:** B-1/B-2 General Business District (Clinton Avenue followed by Commercial Strip Center)  
**WEST:** B-1/B-2 General Business District (Mixed-Use Building)

## **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 Planning and Community Development:

1. Application for Special Use Permit
2. Disclosure of Beneficiary
3. Special Use Permit Narrative
4. Response to the Standards
5. Plat of Survey
6. Proposed Elevations of School
7. First Floor Plan.

### **Description**

Alcuin Montessori School plans to construct an approximately 14,000 square foot educational facility. The proposed site is located at the south east corner of Home Avenue and Roosevelt Road at 6936-6950 Roosevelt Road and is approximately 31,630 square feet. The property is located in a B-1/B-2 general Business District and the Roosevelt Road Form Based Overlay District.

The new facility will house the Middle School Program (adolescents) currently located at the Gale House at 124 N. Kenilworth Avenue. In addition, the educational facility will house a new Infant Program (birth to 18 months of age) and a Toddler Program (18 months to 30 months of age). According to the application, some educational programs will be operated at this location year-round, having classes throughout the work week. The facility will have approximately 70 infants/toddlers, 35 middle school students and up to 18 faculty and staff, according to the application.

## **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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The Applicant is seeking a special use permit from Section 3.9.8 (E) (Table 1: Permitted Building Types by District) of the Zoning Ordinance of the Village of Oak Park, which sections requires a special use permit for schools (a Civic Building and development type) and day care centers located in the Roosevelt Road Form-Based Zoning Overlay District, to construct and operate a private Montessori school with an accessory nursery or day care center at the premises commonly known as 6936-6950 Roosevelt Road, Oak Park, Illinois.

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 proposed special use with the standards listed in Section 2.2.3 (D) (Standards) and giving its recommendations.

The special use standards are as follows:

Special Use:

A special use permit may be granted and the applicable district regulations modified only if evidence is presented to establish the following 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;
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 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 Subject Property is surrounded by the following: to the north, an alley followed by R-4 Single-family Residential; to the east, the Girl Scout Building; to the south, Roosevelt Road, a major arterial street in the Village of Oak Park, followed by the City of Berwyn; and to the west, Jewel Osco and its parking lot along Roosevelt Road located in a B-1/B-2 General Business District.

The Roosevelt Road Form-Based Zoning District classifications are intended to promote a more pedestrian-oriented development pattern along Roosevelt Road while also recognizing that the street is a heavily traveled thoroughfare. In many cases, the standards for building form and design are intended to maximize pedestrian comfort and safety. In an effort to maximize pedestrian comfort and safety, new buildings must provide a small setback along Roosevelt Road in order to accommodate pedestrian traffic and enhance pedestrian safety. In this case, the proposal features a 2.5 foot setback along Roosevelt Road. Similarly, parking is located at the rear of building consistent with the District's requirements to enhance pedestrian safety.

The Applicant has been working with the Village Engineer to reduce the traffic impacts to the residents who live in the area of the proposed school. Since the proposal meets all of the required provision of the District, is supported by the Village Engineer (see letter from the Village Engineer within application) and the fact that the

lot is physically suitable for the type, density and intensity of the proposed use, the proposed school should be compatible with the surrounding land 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 June 5, 2017 the Project Review Team met to review the proposal. The Team consists of representatives from various departments and divisions within the Village government. The Team had no objection to the proposed special use request, but had the following comments:

#### *Forestry and Zoning*

Section 3.9.8 (O) of the Zoning Ordinance requires that street tree plantings are required for all development. The Home Avenue street frontage is currently a large driveway, which should be returned to turf and 2 trees shall be planted in the parkway by the Applicant. In addition, trees located on the Roosevelt frontage will need to be protected per VOP standards.

*The Applicant has worked closely with the Village Engineer and the Village Forester on the above issues and has submitted a landscape plan showing compliance with the above requirements.*

#### *Screening of Garbage Dumpsters and Trash Bins*

That Applicant shall screen all outdoor garbage dumpsters. 3.9.8 (P) (2) of the Zoning Ordinance requires that All outdoor garbage dumpsters and trash bins must be screened on 4 sides, 3 of which are by a permanent 6-foot tall opaque masonry wall of material and color to match the primary structure. Door and gate appurtenances must be opaque, hang square and be plumb at all times.

*The Applicant has provided dumpster screening in compliance with the above requirement. See the proposed site plan.*

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#### *End of Report.*

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