



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

REVIEW DATE: October 3, 2018

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

P R O J E C T T I T L E

Cal. No. 22-18-Z: 408 S. Oak Park Avenue, Jaime Moran and Pamela Lawrence

Applicants Jaime Moran and Pamela Lawrence filed an application pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, requesting the issuance of a special use permit authorizing an intergenerational program (day care center) providing an opportunity for younger and older generations to interact through planned activities housed in the Oak Park Arms at the premises commonly known as 408 S. Oak Park Avenue, Oak Park, Illinois.

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

APPLICANT: Jaime Moran and Pamela Lawrence
1108 S. Cuyler Ave. Oak Park and 522 Jackson Ave, River Forest

PROPERTY OWNER: Oak Park Arms LLC
200 E. Randolph Street Suite 2101
Chicago, IL 60601

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

EXISTING ZONING: Neighborhood Commercial Zoning District
EXISTING LAND USE: Hotel/Senior Citizens Retirement Community
PROPERTY SIZE: 69,785 sf (Irregular shape) SF
COMPREHENSIVE PLAN: Neighborhood Commercial

SURROUNDING ZONING AND LAND USES:

NORTH: Washington Blvd. followed R-7 Multiple-Family District (Park Place Apartments)
SOUTH: Neighborhood Commercial District (Village Parking lot)
EAST: R-7 Multiple-Family District (Multiple-Family Buildings)
WEST: Oak Park Avenue followed by R-7 Multiple-Family District (Multiple-Family Buildings)

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. Business Plan
3. Response to Special Use Standards
4. Pick-up/drop-off Protocol
5. Floor Plan
6. Legal Description.

Description

The Subject Property is an irregularly shaped zoning lot containing approximately 69,785 square feet, and is located in a NC Neighborhood Commercial District. The property is improved with a six-story building (Oak Park Arms) which was originally built as a hotel in 1927. The Applicant proposes to lease two classroom spaces and operate an intergenerational program within the Oak Park Arms. According to the Applicant, this program would bring together three, four and five year old children with the clients that live at Oak Park Arms and the different generations would spend time together daily working on structured activities. The proposed day-care center will operate at capacity with approximately 80 children divided into two sessions Monday-Friday.

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 8.3 (Table 8-1: Use Matrix) 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 NC Neighborhood Zoning District at the premises commonly known as 408 S. Oak Park Avenue, Oak Park, Illinois.

Standards for Granting a Special Use Permit

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 approval of the special use is appropriate at the particular location and in the particular 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.

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 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. 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

On August 20, 2018, the Project Review Team met to review the request for the proposal located at 408 S. Oak Park Avenue. The Team consists of representatives from various departments and divisions within the Village government.

The Project Review Team feels that an intergenerational program/day-care use at this location is an ideal location for the proposed use. In addition, the drop off and pick up of children can be contained within the existing parking lot and thus not creating any traffic issues on the streets surrounding the Oak Park Arms.

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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