



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

REVIEW DATE: November 6, 2019

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

Cal. No. 13-19-Z: 941 Garfield Street, Luisa Long, Oak Park Montessori School
Property Index Number 16-18-304-001-0000

The Applicant Luisa Long 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 a day care center for children three to five years of age at the premises commonly known as 941 Garfield Street, Oak Park, Illinois.

APPLICANT INFORMATION

APPLICANT: Luisa Long
937 Garfield Avenue
Oak Park, IL 60304

PROPERTY OWNER: G & H Building LLC
188 W. Industrial Dr. Suite 422
Elmhurst, IL 60126

PROJECT CONTACT: Christopher Bremer
840 Home Avenue
Oak Park, IL 60304

PROPERTY INFORMATION

EXISTING ZONING: GC General Commercial Zone District
EXISTING LAND USE: Vacant
PROPERTY SIZE: Approximately 1000 SF
COMPREHENSIVE PLAN: Mixed-Use

SURROUNDING ZONING AND LAND USES:

NORTH: Eisenhower Expressway
SOUTH: R-4 Single-Family District (Single-Family Residence)
EAST: GC General Commercial Zone District (Commercial Use)
WEST: GC General Commercial Zone District (Commercial Use)

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. Proprietary Interest (Lease)
3. Project Summary
4. Responses to the standards for receiving a special use, as conveyed in Section 14.5 (E)
5. Plat of survey
6. Drawings.

Description/History

Luisa Long, owner of Oak Park Montessori School, an independent, private school with an accessory day care facility located at 935, 937 and 939 Garfield Street (collectively known as 937 Garfield Street) is proposing to lease the Subject Property located at 941 Garfield Street to operate a day care facility. The Subject Property consists of approximately 1,000 square feet to be used as a day care facility for children three to five years of age. The Applicant is proposing to operate both facilities. The proposed number of students for the tenant space located at 941 Garfield Street is approximately 20 kids. The space would consist of one class room only and the hours of operation are 7:00am to 6:00pm Monday thru Friday.

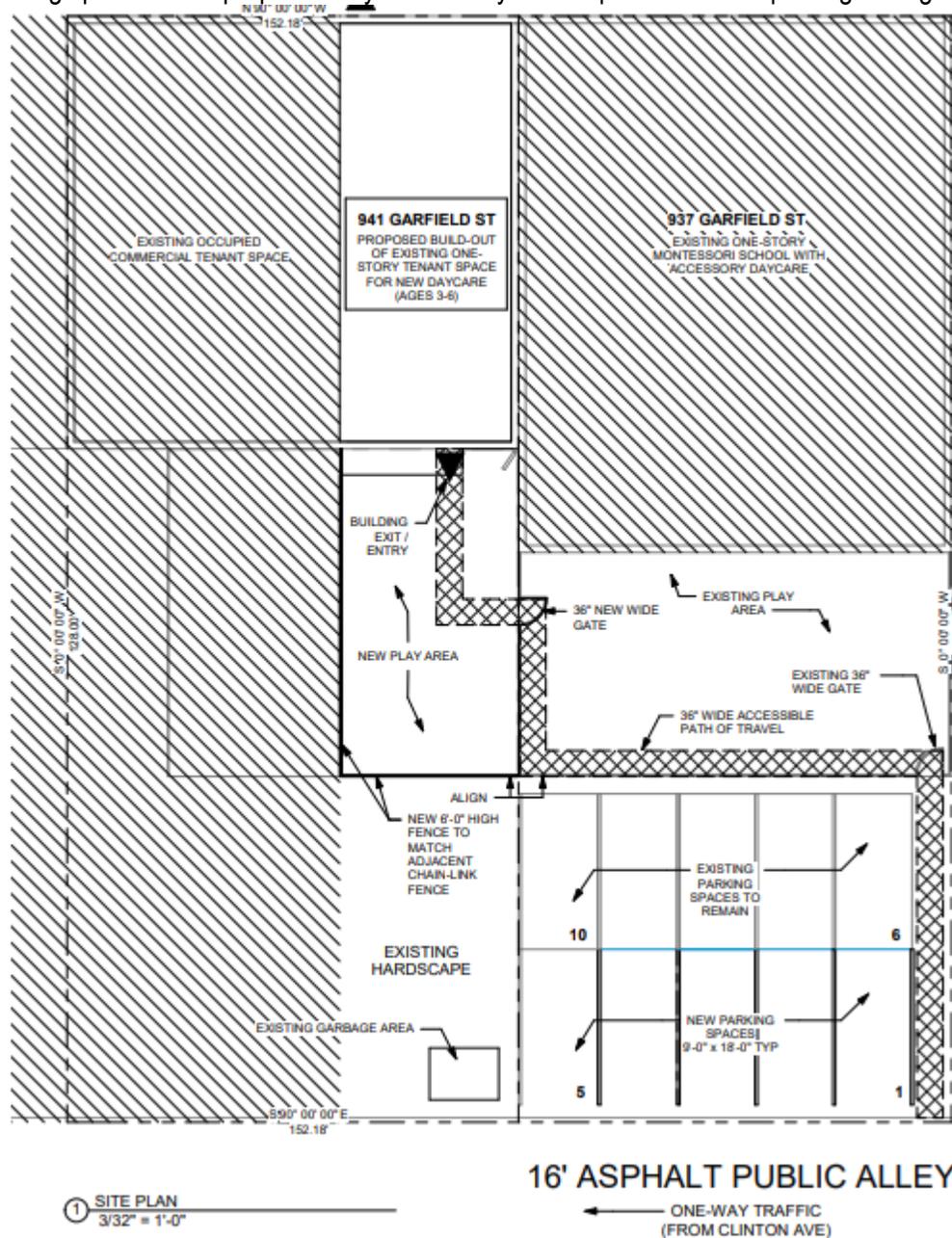
The drop off and pick up for the proposed facility would occur at the south side of the 937 Garfield Street building through the private lot off of the alley (the lot is under the control of Oak Park Montessori School). Vehicular access to the parking area would be from Clinton Avenue turning westbound through the alley, exiting on Home Avenue. Clinton Avenue and Home Avenue both are accessible from the south via Roosevelt Road, and accessible from the north via Garfield Street.

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

The Applicant Luisa Long 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 a day care center for children at the premises commonly known as 941 Garfield Street, Oak Park, Illinois. Parking for the proposed facility will be located behind the existing Montessori School located next door at 937 Garfield Street, which is owned and operated by the Applicant Luisa Long. The existing Montessori school contains 10 parking spaces, which exceeds their off-street parking requirement for the existing Montessori School and accessory day care facility.

Table 10-2: Off-Street Vehicle and Bicycle Parking Requirements establish that a day care facility requires one parking space per 1000 gross floor area of day care space. The proposed facility is approximately 1000 square feet of gross floor area which would require one parking space. As stated above, the one required parking space for 941 Garfield Street would be provided at the adjacent facility. Section 10.2 (B) (2) of the Zoning Ordinance provides that off-street parking spaces for non-residential uses in the commercial or special purpose districts may be located on the same lot as the use served or on a lot not more than 250 feet from the lot served. In this case, the proposed day care use is directly adjacent to the existing 937 Garfield Street lot and thus is within 250. Therefore, the one required space for the proposed day care facility can be located at 937 Garfield Street pursuant to the Zoning Ordinance. The parking facility at 937 Garfield can accommodate the

addition parking space for the proposed day care facility. Below please see the parking arrangement.



Special Use:

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.

The applicant has responded to the approval standards within their application.

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 special use approval standards listed in Section 14.2 (E) (Approval Standards) and giving its recommendation to either approve, approve with condition or denial of the special use.

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 proposed day-care facility will feature approximately 1000 gross floor area which will require only one (1) parking space. The adjacent property currently has on-site parking for up to ten (10) vehicles, which exceeds the Zoning Ordinance requirement for parking. As stated above, the facilities will be operated by the same owner and the parking lot in the rear of the Montessori School is capable of parking several vehicles to accommodate dropping off and picking-up of both facilities. Together the lots are physically suitable for the type, density and intensity of the proposed use. The existing Montessori School has operated at this location for many years with no complaints. For the foregoing reasons, the proposed day care facility will be compatible with the neighborhood.

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

Staff Technical Review Team

On October 14, 2019, the Project Review Team met to review the applicants request to operate a day care facility. The Team consists of representatives from various departments and divisions within the Village government.

The Project Review Team determined that the designated drop-off and pick-up loading area created and operated by the Montessori School next door will continue to operate as previously approved by the Village. The Team had no objection to the proposed special use request.

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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