



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. 14-19-Z: 1036 Lake Street, Naiyana McCaffrey, Polished Nail Academy

The Applicant McCaffrey Group, LLC DBA Polished Nail Academy 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 Educational Facility-Vocational use to operate a nail academy in the DT Downtown District on the second floor of the premises commonly known as 1036 Lake Street, Oak Park, Illinois.

APPLICANT INFORMATION

APPLICANT: Naiyana McCaffrey
1442 Lathrop Avenue
River Forest, IL 60305

PROPERTY OWNER: James Sideris
1036 Lake Street
Oak Park, IL 60301

PROPERTY INFORMATION

EXISTING ZONING: DT Downtown Zone District
EXISTING LAND USE: Mixed-Use Commercial/Office
PROPERTY SIZE: N/A
COMPREHENSIVE PLAN: Commercial

SURROUNDING ZONING AND LAND USES:

NORTH: DT Downtown Zone District—*Parking Lot*

SOUTH: DT Downtown Zone District—1145 Lake Street (*Retail-Use Building – The Book Table*)

EAST: DT Downtown Zone District/PD—1128-1130 Lake Street (*Retail-Use Building - Jerusalem Cafe*)

WEST: DT Downtown Zone District-1030 Lake Street (*Retail-Use Building – Lou Malnati's*)

A n a l y s i s

Submittals

This report is based on the following documents, which were filed with the Development Customer Services Department:

1. Application for Special Use Permit
2. Response to the Standards Article 14.2 (E)
3. Project Summary
4. Floor Plan.

Description

The Subject Property is located within the DT-1 Downtown Central Sub-District. This sub district covers the most intensely developed portion of the Downtown, emphasizing an active, lively mixed-use environment with retail and entertainment located on the ground floor along the street, and a variety of uses above, including residential. The two-story building at 1036 Lake Street is located on the north side of Lake Street. Said building has been divided into three separate units (1036, 1034.5 and 1034 Lake Street). The applicant seeks a special use permit to operate an educational facility-vocational use (a nail academy) upstairs in suite 201 and 202. The program expects approximately 15 students at one time per term. The hours of operation are Monday – Friday 6pm to 9 pm and Saturday – Sunday 10 am to 2 pm.

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 seeks a special use permit from Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance of the Village of Oak Park, which section requires a special use permit for an educational facility – vocational use located in the DT Downtown District, to operate a nail academy located on the second floor of the premises commonly known as 1036 Lake Street, Oak Park, Illinois.

An educational facility-vocational is defined as follows:

“A facility that offers instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a driving school or school for *general educational development*. Educational facility –vocational also applies to privately operated schools that do not offer a complete educational curriculum.”

The Applicant is not asking for any allowances within the special use permit. 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.

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.

C o m p l i a n c e w i t h t h e G r e a t e r D o w n t o w n M a s t e r P l a n

The Greater Downtown Master Plan ("Plan") was adopted by the Village Board on March 21, 2005, as an update to the Central Business District Master Plan approved in 1994. The Plan focuses on revitalizing retail, reducing traffic congestion, improving transit usage, providing additional open space and enhancing pedestrian environment. The Plan acknowledges the fact that Lake Street, between Harlem and Kenilworth Avenue, is one of the primary retail streets in the Village of Oak Park. The Plan identifies "Ground Floor Retail" as a Retail Development Standard". This standard provides:

"Successful retail streets are not interrupted by inappropriate uses. To maintain a vibrant retail atmosphere, continuous edge-to-edge storefronts are required. Inappropriate uses that disrupt the retail corridor should be discouraged (i.e. real estate offices and banks)."

To this end the plan suggests "relocating non-retail ground-floor uses to other sites downtown and replacing them with retail uses over time." A nail academy use on the second floor is appropriate for the downtown area. The use requested is not in conflict with the Greater Downtown Master Plan.

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

The character of the neighborhood is concentrated retail, office and service uses. A nail academy is an appropriate use for the downtown located above the ground floor where we want retail uses to flourish. A nail academy for only 15 students is compatible with other office type uses that exist in the downtown area on the second floor and above. For the above stated reasons, the proposal should be compatible with the surrounding land uses.

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

Project Review Team

On October 14, 2019, the Project Review Team met to review the proposal. The Team consists of representatives from various departments and divisions within the Village government. Staff is supportive of the proposed nail academy at this location above the ground floor.

End of Report.

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