



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

REVIEW DATE: October 29, 2020

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

CALANDAR NUMBER: 10-20-Z: Glitter Nail Academy

The Zoning Board of Appeals ("Board") will conduct a public hearing on an application for a special use permit filed by the Applicant, Antonio Durham, to operate an educational facility-vocational use pursuant to Section 8.3 ("Table 8-1: Use Matrix") of the Oak Park Zoning Ordinance to permit a Glitter Nail Academy at the property located at 238-240 Madison Street, Property Index Number 16-08-319-026-0000 in the MS Madison Street Zoning District.

APPLICANT INFORMATION

APPLICANT: Glitter Nail Academy c/o Antonio Durham
910 Madison Street
Oak Park, IL 60302

PROPERTY OWNER: Don & Geri McLauchlan
125 Lakeview Drive, unit 514
Bloomindale, IL 60108

PROPERTY INFORMATION

EXISTING ZONING: MS Madison Street Zoning District
EXISTING LAND USE: Single-Story Vacant Building (Prior use P&J Cleaners)
PROPERTY SIZE: N/A
COMPREHENSIVE PLAN: Commercial

SURROUNDING ZONING AND LAND USES:

NORTH: Public Alley followed by R-7 Multiple-Family Zoning District— (*Residential-Use Building*)

SOUTH: Madison Street followed by MS Madison Street Zoning District— (*Parking Lot*)

EAST: Harvey Avenue followed by MS Madison Street Zoning District--(*Drift Oaks Building*)

WEST: MS Madison Street Zoning District-- (*Animal Hospital*)

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 at 238-240 Madison Street is located at the north-west side of Harvey Avenue and Madison Street. The Applicant seeks to operate Glitter Nail Academy at the premises. The space would be used as a nail salon in the front and Glitter Nail Academy in the rear of the space. The nail academy would provide training for nail technicians. The hours of operation would be 9:30AM – 2:30PM and 5:30PM-10:30PM Tues, Wed, and Thurs. and 8:00 AM – 3:30 PM Sat. There will be two classes per day and 10-15 students in each class, according to the Applicant.

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 MS Madison Street Zoning District, to operate Glitter Nail Academy, an educational facility-Vocational use located at the premises commonly known as 238-240 Madison Street.

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.”

After the hearing, the Zoning Board of Appeals 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 give 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 an approval of the special use is appropriate at the particular location and 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 the application.

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 can help the vibrancy of the area by bringing foot traffic to the area. A classroom for only 10-15 students per class is compatible with other office type uses that exist in the area. For the above stated reasons, the proposal would 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

The Project Review Team met to review the proposal. The Team consists of representatives from various departments and divisions within the Village government. Staff does not have any objections to the proposed nail academy at this location.

End of Report.

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