



Agenda Item Summary

File #: ORD 17-272, **Version:** 1

Submitted By

Tammie Grossman, Development Customer Services Director

Reviewed By

CLP

Agenda Item Title

Concur with the Zoning Board of Appeal's Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Private School with an Accessory Day Care Center at 6936-6950 Roosevelt Road.

Overview

Upon the Village Board's authority, the Zoning Board of Appeals held a public hearing on an application submitted by Alcuin Montessori School seeking a special use permit pursuant to 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) 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.

Recommendation

Support the Zoning Board of Appeals Recommendation

Staff Recommendation

Staff Supports the Zoning Board of Appeals Recommendation

Fiscal Impact

Village cost of public notice.

Background

Alcuin Montessori School plans to relocate and add students to the aforementioned Roosevelt Road building plus construct an addition to create a 13,000 square foot educational facility. The proposed site is located along Roosevelt Road at 6936-6950 Roosevelt Road. The property is located in the B-1/B-2 Business District and in a Roosevelt Road Form-Based Zoning Overlay District. Section 3.9.8 (E) (Table 1: Permitted Building Types by District) of the Zoning Ordinance of the Village of Oak Park requires a special use permit to construct civic building development types, including schools. The Montessori School is proposed to be a 13,000 square foot building consisting of a new infant program (birth to 18 months of age), a toddler program (18 months to 30 months of age) and space for an existing off-site Middle School Program (adolescents) currently located at the Gale House.

Alternatives

Accept the recommendations as presented, deny the application, or approve the application with modifications.

Previous Board Action

At their June 19, 2017 meeting, the Village Board authorized a referral of the special use permit application to the Zoning Board of Appeals to hold a public hearing.

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on October 4, 2017. No one testified in opposition to the requested special use permit. In fact, Viktor Shrader with the Oak Park Economic Development Corporation testified in favor of the application. In addition, Bill McKenna submitted a letter indicating that he approves of the use of the subject property, based on the submitted drop-off/pick-up procedures, traffic plan and site/landscaping plan. The Zoning Board of Appeals ratified their findings of fact by a 7-0 vote on October 4, 2017.

Anticipated Future Actions/Commitments

N/A.

Intergovernmental Cooperation Opportunities

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.

Performance Management (MAP) Alignment

A Governance Priority established for the Development Customer Services Department -Planning Division is Land Use Regulations