



Agenda Item Summary

File #: ORD 20-114, **Version:** 1

Submitted By

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Reviewed By

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Agenda Item Title

Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate an Educational Facility - Vocational Use at 238-240 Madison Street

Overview

The Zoning Board of Appeals held a public hearing on an application submitted by Antonio Durham seeking a special use permit pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, to authorize an educational facility - vocational use to operate a nail academy in the MS Madison Street Zoning District located at the premises commonly known as 238-240 Madison Street.

Recommendation

Zoning Board of Appeals Recommends approval of the Application

Staff Recommendation

Support the Zoning Board of Appeal's Recommendation.

Fiscal Impact

Village cost for public notice (\$280). Account # 1001.46202.101.550652

Background

The Applicant currently operates Glitter Nail Academy at 910 Madison Street and Glitter Nail Salon at 912 Madison Street. The Applicant would like to move their businesses to 238-240 Madison Street which is located at the north-west corner of Harvey Avenue and Madison Street. A nail salon is a permitted use at the Subject Property while the Academy now requires a special use permit to operate 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.

Alternatives

The Village Board can accept the recommendation as presented, deny the application, or approve

the application with modifications.

Previous Board Action

N/A.

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on October 29, 2020. No one testified in opposition to the requested special use permit. However, an email was received after the hearing was complete from Mr. Luke Thornton stating that he felt there is an over-abundance of beauty, nail and hair salons in the immediate area with 10 such businesses in a two-block area. As stated above, the Applicant is attempting to move their two existing operations to one space. The Zoning Board of Appeals ratified their findings of fact by a 5-0 vote on October 29, 2020.

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.