



Agenda Item Summary

File #: ORD 20-087, **Version:** 1

Submitted By

Michael Quinn, Zoning Board of Appeals Chair through Tammie Grossman, Director, Development Customer Services

Reviewed By

LKS

Agenda Item Title

Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Day Care Center Located at 306-312 Madison Street

Overview

The Zoning Board of Appeals held a public hearing on an application submitted by Mary Lubinus seeking a special use permit pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, to authorize a day care center with and after school program located in the MS Madison Street Zoning District.

Recommendation

The Zoning Board of Appeals recommends approval of this Application.

Staff Recommendation

Support the Zoning Board of Appeal's Recommendation.

Fiscal Impact

A \$280 expense for the legal notice for the public hearing was paid out of Account 1001.46202.101.550652 (Legal Postings and Doc. Fees).

Background

Mary Lubinus is the owner of Montessori Academy Spanish Immersion Inc., a private Montessori school. She proposes to lease the Subject Property to operate a day care center and an after-school program for up to twelve years of age at the tenant spaces. The Subject Property will be used to serve children 15 months of age to six years of age and the after-school program would serve school age children up to twelve years of age. The proposed number of students for the tenant spaces would start with approximately 30 children located at 306-308 Madison Street and eventually expand into 312 Madison Street adding approximately 25 more children. The hours of operation would be 7:30am to 6:00pm Monday thru Friday.

Alternatives

1. Deny the application, or
2. Approve the application with modifications.

Previous Board Action

N/A.

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on September 17, 2020. No one testified in opposition to the requested special use permit. Eight (8) letters in support was submitted and read into the record. Two (2) people testified in support of the Application. The Zoning Board of Appeals ratified their findings of fact by a 5-0 vote on September 17, 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.