



Agenda Item Summary

File #: ORD 19-111, **Version:** 1

Submitted By

Jim Lencioni, Zoning Board of Appeals Acting Chair, through Tammie Grossman, Development Customer Services Director

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 Facility at 941 Garfield Street

Overview

The Applicant, Luisa Long, is requesting a special use permit pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, to operate a duly licensed day care facility. This is an adjunct of the current business located at 937 Garfield Street.

Recommendation

The Zoning Board of Appeals by a 5-0 vote Recommends approval of the special use permit.

Staff Recommendation

Support the Zoning Board of Appeal's Recommendation.

Fiscal Impact

N/A.

Background

Luisa Long, owner of Oak Park Montessori School, an independent, private school with an accessory day care facility located at 937 Garfield Street is proposing to lease the Subject Property located at 941 Garfield Street to operate a day care facility. The Subject Property consists of approximately 1,000 square feet to be used as a day care facility for children three to five years of age. The Applicant is proposing to operate both facilities. The proposed number of students for the tenant space located at 941 Garfield Street is approximately 20 kids. The space would consist of one class room only and the hours of operation will be 7:00am to 6:00pm Monday thru Friday.

Alternatives

Approve the Application with modifications
Deny the Application

Previous Board Action

N/A.

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on November 6, 2019. No one testified in opposition to the requested special use permit. Mr. David Fluecke, a neighboring business owner, testified that the Applicant should provide reasonable sound proofing material to the tenant space to decrease the noise level between his space and their space. The ZBA made it a condition that the Applicant provide reasonable soundproofing between the two tenant spaces. The Zoning Board of Appeals ratified their findings of fact by a 5-0 vote on November 6, 2019.

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.