



Agenda Item Summary

File #: ORD 20-086, **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 an Educational Facility-Vocational Use Located at 103 North Oak Park Avenue

Overview

The Zoning Board of Appeals held a public hearing on an application seeking a special use permit pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, to authorize a driving school located in the DT- 2 Hemingway Sub-district 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 Notices and Doc. Fees).

Background

The Subject Property at 103 N. Oak Park Avenue is located on the west side of Oak Park Avenue. The Applicant seeks to operate Excel Driving School at the premises. The space would be used as a classroom for driver's education that provides lessons in safety and rules of the road to nearby high school students. The students who take these classes would be from the local neighborhood or local schools. According to the Applicant, these classes are typically two hours in length, and held one to three days a week. Enrollment typically ranges from 8-15 students per class, based on the time of the year. According to the Applicant, driving lessons rarely originate or end at the facility so no added traffic or parking would be brought to the downtown Oak Park area. In addition, Excel's instructors store their vehicles at their homes so there would be no need for parking vehicles in the downtown area.

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; however, Jim August, owner of The Irish Shop located on North Oak Park Avenue, submitted a letter in opposition to the proposed special use permit. Mr. August argues that allowing variances from the Zoning Ordinance that eliminates viable retail space will be detrimental to all businesses in the area. 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.