



Agenda Item Summary

File #: ORD 19-112, **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 an Educational Facility - Vocational Use (Nail Academy) at 1036 Lake Street on the Second Floor

Overview

McCaffrey Group, LLC (DBA Polished Nail Academy) requests 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 DT-1 Downtown Zoning District on the second floor. McCaffrey operates the nail salon on the ground floor.

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

The Subject Property is located within the DT-1 Downtown Central Sub-District. This sub district covers the most developed portion of the Downtown, emphasizing an active mixed-use environment with retail and entertainment located on the ground floor along the street, and a variety of uses above, including residential. The two-story building at 1036 Lake Street is located on the north side of Lake Street. The Applicant seeks a special use permit to operate an educational facility-vocational use (a nail academy) on the second floor. The program expects approximately 15 students. The hours of operation are Monday - Friday 6 pm to 9 pm and Saturday - Sunday 10 am to 2 pm.

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. 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.