



Agenda Item Summary

File #: MOT 17-183, **Version:** 1

Submitted By

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Reviewed By

LKS

Agenda Item Title

A Motion to Refer to the Zoning Board of Appeals for Public Hearing a Special Use Permit Application to Construct and Operate a School with a Day Care Center Accessory Use Located at 6936-6950 Roosevelt Road as Required Pursuant to Section 2.2.3(C) of the Village Zoning Ordinance

Overview

Alcuin Montessori School, Applicant, is seeking a special use permit from Section 3.9.8 (E) (Table 1: Permitted Building Types by District) of the Zoning Ordinance of the Village of Oak Park, which sections requires a special use permit for schools (a civic building and development type) located in the Roosevelt Road Form-Based Zoning Overlay District, to construct and operate a private Montessori school with an accessory nursery or day care center at the premises commonly known as 6936-6950 Roosevelt Road

Staff Recommendation

Refer this special use permit request to the Zoning Board of Appeals for the purpose of holding a public hearing pursuant to Section 2.2.3 (C) of the Zoning Ordinance.

Fiscal Impact

The cost of the public notice.

Background

Alcuin Montessori School plans to adaptively reuse the old Girl Scout building plus construct an addition to create a 14,000 square foot educational facility. The proposed site is located along Roosevelt Road at 6936-6950 Roosevelt Road. The property is located in the B-1/B-2 Business District and in a Roosevelt Road Form-Based Zoning Overlay District. Section 3.9.8 (E) (Table 1: Permitted Building Types by District) of the Zoning Ordinance of the Village of Oak Park requires a special use permit to construct civic building development types, including schools. The Montessori School is proposed to be a 14,000 square foot building consisting of a new infant program (birth to 18 months of age), a toddler program (18 months to 30 months of age) and space for an existing off-site Middle School Program (adolescents) currently located at the Gale House.

Alternatives

The Village Board may refer this application to any appointed or elected commission or committee, including but not limited to the Plan Commission, for the purpose of holding a public hearing thereon pursuant to

Section 2.2.5 (A) of the Zoning Ordinance.

Previous Board Action

N/A.

Citizen Advisory Commission Action

N/A.

Anticipated Future Actions/Commitments

The Zoning Board of Appeals, following the hearing, shall transmit to the Village Board a written report of its findings as to compliance of the proposed special use with the standards listed in Section 2.2.3 (D) (Standards) and give its recommendations.

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.

Performance Management (MAP) Alignment

A Governance Priority established for the Development Customer Services Department -Planning Division is Land Use Regulations.