



## Agenda Item Summary

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

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### **Submitted By**

Tammie Grossman, Development Customer Services Director

### **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.