



## Agenda Item Summary

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**File #:** ORD 17-273, **Version:** 1

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### **Submitted By**

Tammie Grossman, Development Customer Services Director

### **Reviewed By**

CLP

### **Agenda Item Title**

**Concur with the Zoning Board of Appeal's Recommendation and Adopt an Ordinance Granting a Special Use Permit to operate a Day-Care Center at 6441 North Avenue.**

### **Overview**

Chetranda Grey, on behalf of Oak Park Fundamental Learning Center, is seeking a special use permit to operate a duly licensed day care center with a before/after school program within the NA North Avenue District at the premises commonly known as 6441 North Avenue.

### **Recommendation**

Support the Zoning Board of Appeals' Recommendation

### **Staff Recommendation**

Staff Supports the Zoning Board of Appeals' Recommendation.

### **Fiscal Impact**

Village cost for public notice.

### **Background**

The proposed tenant space is located just east of Elmwood Avenue on North Avenue. As stated above, the property is located in a NA North Avenue District wherein Section 3.1 (Summary Use Matrix) and Section 4.5.2 H (Day-Care Centers), require a special use permit to operate a duly licensed day-care center. The proposed center will provide services to approximately 79 infants, toddlers, preschoolers (2 years-5 years), and students. The center will operate between the hours of 7:00 a.m. to 6:00 p.m. Monday-Friday and will employ approximately 14 staff members.

### **Alternatives**

The Village Board can accept the application as recommended, deny the application, or approve the application with modifications

### **Previous Board Action**

At their September 5, 2017 meeting, the Village Board authorized a referral of the special use permit application to the Zoning Board of Appeals to hold a public hearing.

### **Citizen Advisory Commission Action**

The Zoning Board of Appeals held a public hearing on October 4, 2017. No one testified in opposition to the requested special use permit. The Zoning Board of Appeals ratified their findings of fact by a 7-0 vote on October 4, 2017.

### **Anticipated Future Actions/Commitments**

The Zoning Board of Appeals is transmitting a written report of its findings and recommendation to the President and Board of Trustees as incorporated. The Board may pass the proposed amendment with or without change, or may reject it, or may refer it back to the hearing commission or committee for further consideration.

### **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 is Land Use Regulations.