



Agenda Item Summary

File #: ORD 18-380, **Version:** 1

Submitted By

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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 a Day-Care Center at 54 Madison Street

Overview

The Zoning Board of Appeals held a public hearing on an application submitted by Little Jungle Land Day Care seeking a special use permit pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, to operate a duly licensed day care center at the premises commonly known as 54 Madison Street.

Recommendation

The Zoning Board of Appeals recommends approval of the special use application.

Staff Recommendation

Staff supports the Zoning Board of Appeal's recommendation.

Fiscal Impact

Village cost for public notice.

Background

The proposed tenant space is located on the north side of Madison Street just east of Taylor Avenue. The property is improved with a one-story commercial building that contains two tenant spaces. The Applicant proposes to operate a day-care center in one of the two tenant spaces. The proposed day-care center will operate at a capacity of approximately 20-25 children in two classrooms between the hours of 6:00 a.m. to 6:00 p.m. Monday-Friday. They will maintain a drop-off and pick-up along Madison Street.

Alternatives

The Village Board can accept the recommendation as presented, deny the application, or approve the application with modifications.

Previous Board Action

N/A.

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on June 6, 2018. 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 June 6, 2018.

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.

Performance Management (MAP) Alignment

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