



Agenda Item Summary

File #: ORD 18-441, **Version:** 1

Submitted By

Michael Quinn, Zoning Board of Appeals Chair thru 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 a Day-Care Center at 408 S. Oak Park Avenue

Overview

The Zoning Board of Appeals held a public hearing on an application submitted by Jaime Moran and Pamela Lawrence 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 408 S. Oak Park Avenue.

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 Subject Property is improved with a six-story building (Oak Park Arms) which was originally built as a hotel in 1927. The Applicant proposes to lease two classroom spaces and operate an intergenerational program within the Oak Park Arms. According to the Applicant, this program would bring together three, four and five year old children with the clients that live at Oak Park Arms and the different generations would spend time together daily working on structured activities. The proposed day-care center will operate at capacity with approximately 80 children divided into two sessions Monday-Friday. Parking for the drop-off and pick-up will occur in the existing parking lot south of the Oak Park Arms building.

Alternatives

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

Previous Board Action

At the November 5, 2018 meeting, the Village Board asked that this item be tabled until the November 19, 2018 regular meeting pending additional information from the applicant regarding their sick child policy. This policy is attached for Board consideration.

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on October 3, 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 October 3, 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.