



## Agenda Item Summary

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**File #:** ORD 19-112, **Version:** 1

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### Submitted By

Jim Lencioni, Zoning Board of Appeals Acting Chair, through 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 an Educational Facility - Vocational Use (Nail Academy) at 1036 Lake Street on the Second Floor**

### Overview

McCaffrey Group, LLC (DBA Polished Nail Academy) requests a special use permit pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, to authorize an educational facility - vocational use to operate a nail academy in the DT-1 Downtown Zoning District on the second floor. McCaffrey operates the nail salon on the ground floor.

### Recommendation

The Zoning Board of Appeals by a 5-0 vote Recommends Approval of the special use permit.

### Staff Recommendation

Support the Zoning Board of Appeal's Recommendation

### Fiscal Impact

N/A.

### Background

The Subject Property is located within the DT-1 Downtown Central Sub-District. This sub district covers the most developed portion of the Downtown, emphasizing an active mixed-use environment with retail and entertainment located on the ground floor along the street, and a variety of uses above, including residential. The two-story building at 1036 Lake Street is located on the north side of Lake Street. The Applicant seeks a special use permit to operate an educational facility-vocational use (a nail academy) on the second floor. The program expects approximately 15 students. The hours of operation are Monday - Friday 6 pm to 9 pm and Saturday - Sunday 10 am to 2 pm.

### Alternatives

Approve the Application with modifications  
Deny the Application

**Previous Board Action**

N/A.

**Citizen Advisory Commission Action**

The Zoning Board of Appeals held a public hearing on November 6, 2019. No one testified in opposition to the requested special use permit. The Zoning Board of Appeals ratified their findings of fact by a 5-0 vote on November 6, 2019.

**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.