



Agenda Item Summary

File #: ORD 23-28, **Version:** 1

Submitted By

Zoning Board of Appeals through Tammie Grossman, Development Customer Services Director

Reviewed By

A.M. Zayyad, Deputy Village Manager

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 845-847 Madison Street

Overview

The Applicant, Mel Garland, on behalf of Think Big Academy, submitted a special use application to operate a daycare center in a building at Madison Street and Carpenter Avenue where a daycare center space and automotive use space currently exists.

Recommendation

The Zoning Board of Appeals recommends unanimous approval of the Application.

Staff Recommendation

Staff supports the Zoning Board of Appeals' recommendation.

Fiscal Impact

Legal Notice cost of \$98.00 (Account 1001 46202 101 550652)

Background

The Subject Property is located in the MS Madison Street Zoning District. The property is improved with a one-story commercial building. A daycare center has operated at this location since 2000 in a portion of the building. Since 2006, King's Kidz Academy has operated in the northern portion of the building. Town & Country Import Cars, an auto repair shop, operates within the southern portion of the building. Think Big Academy is the contract purchaser of the property and the Applicant for this special use permit application. The Applicant is required to obtain a special use permit for the daycare center use for the expansion area into the southern portion of the building. The current daycare use in the northern portion is grandfathered in, however, the proposed special use application subject to this process covers the entire building. Operation of the auto shop will cease upon Village Board approval. The Applicant will renovate the entire building and expand the daycare center use. Think Big Academy expects to serve approximately 90 children between the ages of 6 weeks to 5 years old. In addition, Think Big Academy plans to offer after school programming consisting of STEM, Language Arts, and Art/Music classes for approximately 45-50 kids between ages 6-12, a permitted use within this commercial zoning district.

Alternatives

Deny the Special Use Application.

Approve the Special Use Application with modified conditions.

Previous Board Action

N/A.

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on May 3, 2023. No persons testified in opposition to the requested special use permit. Mr. Jon Hague, Hague Architects, spoke in favor of the application. The Zoning Board of Appeals ratified their findings of fact by a 4-0 vote on May 3, 2023. The video from the ZBA meeting can be found here: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

Anticipated Future Actions/Commitments

N/A

Intergovernmental Cooperation Opportunities

Zoning and land use matters are unique to the Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.