

**ZONING BOARD OF APPEALS
OCTOBER 4, 2017 AT 7:00 P.M.
COUNCIL CHAMBERS-RM. 201**

Call to order and Roll Call

PRESENT: Chair Michael Quinn and Members Steve Ruszczyk, Mark Hansen, Jim Lencioni, Don DeBruin, Deborah McQueen and David Brumirski

ABSENT:

ALSO PRESENT: Rasheda Jackson, Counsel; Mike Bruce, Zoning Administrator

QUORUM: Chair Quinn called the meeting to order at 7:00 p.m. and declared that a quorum was present.

Public Comment

None

Introduction and Procedure Outline

Chair Quinn explains the procedure for the evening: we have two public hearings tonight. Mr. Bruce will summarize the application after that the applicant can present whatever they wish to present; anyone who wishes to speak in favor of the application is given an opportunity to do so, followed by anyone who wishes to speak in opposition of the application, followed by anyone who is neither in favor nor opposed to the application but has information that might be useful to the Board. Finally, the applicant has a chance to summarize and close the public hearing and then the Board will deliberate. If you are going to testify this evening, I'd like to have you sworn in. Mr. Bruce swore in those wishing to testify.

Public Hearings

Cal. No. 09-17-Z: 6936-6950 Roosevelt Road, Alcuin Montessori School

Mr. Bruce reads a Description of the Case: Alcuin Montessori School, Applicant, is seeking a special use permit from Section 3.9.8 (E) (Table 1: Permitted Building Types by District) of the Zoning Ordinance of the Village of Oak Park, which sections requires a special use permit for schools (a Civic Building and development type) and day care centers located in the Roosevelt Road Form-Based Zoning Overlay District, to construct and operate a private Montessori school with an accessory nursery or day care center at the premises commonly known as 6936-6950 Roosevelt Road, Oak Park, Illinois. (Requested Continuance to August 2, 2017; Requested Continuance to August 23, 2017; Requested continuance to September 6, 2017; Requested continuance to October 4, 2017)

Mr. Quinn says that his daughter attended Alcuin Montessori. He says that he can be impartial in presiding over this case.

Tom Brock, Architect of record, summarizes the application. Mr. Brock details the traffic plan that was approved by the Village Engineer. He also discusses the landscape plan and the drop off and pick up plan that will be distributed to each family.

Standard One:

The Applicant argues that the proposed school is a suitable use within the Roosevelt Road Form-Based Zoning Overlay District and is compatible with the surrounding neighborhood. Mr. Brock says that research reveals that there is heavy demand in the surrounding area for quality education.

Standard Two:

The Applicant argues that the proposed school would have little overall impact on traffic patterns or pedestrian traffic or area parking. Mr. Brock says that the proposed school will enhance viable educational facilities in the area.

Standard Three:

The Applicant says that the proposed school will permit and encourage the development and use of neighboring property in accordance with the applicable district regulations.

Standard Four:

The Applicant says that Section 3.9.8(E) of the Village Zoning Ordinance requires a special use permit for a school in the Roosevelt Road Form-Based Zoning Overlay District.

Standard Five:

The Applicant has provided reasonable assurance that its Proposal will be constructed and completed in a timely manner if granted. If the requested special use permit is granted, the Applicant expects to commence construction soon thereafter and shall comply with both the Village's building code and permitting requirements. Mr. Brock says that the proposed school has the support of Oak Park Economic Development Corporation and the Village Engineer.

Standard Six:

The Applicant argues that the issuance of a special use permit for the Subject Property is in the best interest of the Village of Oak Park and the Applicant has otherwise met the standards pursuant to Section 2.2.3(D) of the Village Zoning Ordinance for the permit. Mr. Brock says that Alcuin has over 20 years of with regards to drop off and pick up procedures at other locations in Oak Park.

A ZBA member asks about the staging plan? Mr. Brock indicates that staging will occur on Roosevelt. Mr. Brock summarizes the entire drop off and pick plan.

Cross-Examination

Two people signed up to cross-examine the Applicant. Peter Tureck did not attend the meeting. Andrea Waterman asks about the impacts of the school on the Berwyn side of the street. Mr. Brock indicated that there will be no parking in Berwyn, no cross walks or crossing guards will be stationed in Berwyn.

Viktor Schrader with OPEDC was in favor of the application

End of Applicant presentation.

Member Brumirski moved to draft a positive Recommendation for the Village Board. Member Hansen seconded the motion. The motion was approved 7-0.

Approval of Recommendation

Mrs. Jackson, Village Assistant Attorney, says that she will add Ms. Waterman's comments and Viktor Schrader's comments to the Recommendation.

Member Hansen moved to draft a positive Recommendation as amended. Member Ruszczuk seconded the motion. The motion was approved 7-0.

Cal. No. 16-17-Z: 6441 W. North Avenue, Oak Park Fundamental Learning Center

Mr. Bruce reads a Description of the Case: Oak Park Fundamental Learning Center, Applicant, filed an application pursuant to Section 3.1 (Summary Use Matrix) and Section 4.5.2 H (Day-Care Centers) of the Zoning Ordinance of the Village of Oak Park requesting the issuance of a special use permit, authorizing a day-care center located at 6441 North Avenue and a before and after school program. The proposed day-care center would be for infants, toddlers, pre-school and school-aged children attending the before and after school program operating between the hours of 7:00 a.m. to 6:00 p.m. Monday-Friday. The Applicant proposes to operate the day care center with a capacity of 69 children at the Subject Property.

Aaron Garza, Agent, on behalf of Oak Park Fundamental Learning Center says that there will be a minimum of 2 staff assigned to the designated parking spots at the rear of the property (off alley). These parking spots will be clearly marked with "Parent/Guardian Pick-up/Drop-off Signage". Assigned staff will be proactive in expediting and assisting the safe passage of all children.

Mr. Garza says that staff will disburse Pick-up/drop-off protocol to all parents/guardians: Parents will receive a written notice of Pick-up/drop-off procedures upon enrollment. Staff will continually monitor traffic flow and advise to any changes or adjustments that may need to be made to maintain the safety of both children and surrounding neighbors. Staff will be positioned at rear door (glass door which will help with visibility) and assist with entry/exit of all children to their designated vehicle. This will ensure the direct entry to the facility and allow for a routine that the children can become accustomed to.

Regarding Hours of operation, Mr. Garza says that the daycare will be open from 8am – 6pm. Staff will be on-site at 7:30am, this will allow them to properly prepare for the day and cut down on any potential traffic back-up due to waiting on staff. However, the majority of our clients do typically come from lower income households and we anticipate public transportation to be utilized. This makes North Ave ideal for us, as it gives our clients a major thoroughfare for public transportation.

Standard One:

Mr. Garza says that we have provided childcare not only for working parents, but also for teenage moms struggling to raise their children, while continuing their education, and working part time. We also collaborated with a Safe Haven non-profit agency to provide a parent literacy program, which helps facilitate life skills training. We offer the community back to school book bags and supplies for those that need assistance. Great Expectations Learning Academy has provided over 20 youth jobs during the summer for the past 5 years. Each year we are able to keep 3 out of 20 youth with part-time jobs all year round.

Standard Two:

Mr. Garza says that the proposed site is currently in between a massage parlor (which will be vacated shortly) and a dentist office. We see no adverse effects to the dental office that will remain. Also, we are requesting that the drop off/pick up locations be at the rear of the property in designated parking spots. It is our goal to avoid North Ave traffic as much as possible, this will help not only help our clients/students but also the local community, by not putting any additional strain on an already congested street. There are currently 11 parking spaces in the rear, which will be used for staff and clients as needed.

Standard Three:

Mr. Garza says that the property will maintain a design that will work in accordance with all regulations and will be fully permitted by the Village of Oak Park. We have retained an architect to ensure our compliance with any regulations/codes the Village may require.

Standard Four:

Mr. Garza says that our architect has reviewed all Zoning Ordinances in Section 2.2.7, we meet all criteria required to operate a day care at this site.

Standard Five:

Mr. Garza says that we have had numerous Village Departments to the site (Buildings, Fire, Health and Zoning) and feel we meet all the objectives the Village has presented.

Mr. Garza says that the project, if approved, is projected to be complete in two and a half months. We have retained contractors in all needed disciplines and have been assured that our time constraints will be met.

Juanita Powell spoke in favor of the application. Ms. Powell has 17 years of experience in child care.

End of Applicant presentation.

Member Lencioni moved to draft a positive Recommendation for the Village Board. Member Hansen seconded the motion. The motion was approved 7-0.

Approval of Recommendation

Rasheda Jackson, the ZBA attorney, drafted a positive Recommendation. Member Hansen moved to approve the Recommendation. Member Lencioni seconded the motion. The motion was approved 7-0.

Denial of 334 S. Oak Park Avenue: Member DeBruin indicated that the language denying the application was stronger than he expected. The draft Resolution was amended. Member Hansen moved to approve the amended Resolution denying the application. Member Ruszczuk seconded the motion. The motion was approved 6-1. Member DeBruin voted against the motion.

Minutes

June 7, 2017 Minutes: approved by a 7-0 vote

July 19, 2017 Minutes: approved by a 7-0 vote

August 23, 2017 Minutes: approved by 6-0 vote

September 6, 2017 Minutes: Member DeBruin requested a change to the minutes; The minutes were change and approved by a 7-0 vote.

Other Business

The ZBA approved their 2018 Work Plan by a 7-0 vote

Adjournment

