



Agenda Item Summary

File #: ORD 22-48, **Version:** 1

Submitted By

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

Reviewed By

A.M. Zayyad

Agenda Item Title

Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Reception/Banquet Facility at 6435 North Avenue for a One-Year Period

Overview

The applicant is requesting a special use permit for a reception/banquet facility within a multi-tenant building. The use of the facility will be shared with a church and will have limited hours of operation.

Recommendation

The Zoning Board of Appeals recommends approval of the application.

Staff Recommendation

Staff supports the Zoning Board of Appeals recommendation.

Fiscal Impact

Cost of public notice \$300

Background

The Subject Property is situated along the south side of North Avenue between Rossell Avenue and Elmwood Avenue. The Applicant is applying to permit the establishment of a reception/banquet facility at the property commonly known as 6435 North Avenue. The space is also being used on Sundays as a church. The Church was granted a variance to operate at this location until July 6, 2023. The business operator will not pursue a liquor license for the facility.

A reception/banquet facility is defined as follows: "A facility that provides hosting and rental services of a banquet hall or similar for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation."

Alternatives

Deny the Special Use application.

Approve the Special Use application with modifications.

Previous Board Action

N/A.

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on June 1, 2022, after two continuances in April and May. Ms. Judith Alexander representing North Avenue Zoning and Development Advisory Committee (NAZDAC) testified in opposition to the requested special use permit. Ms. Alexander indicated that they oppose the application because the North Avenue district in general--and 6435 North Avenue in particular--are inappropriate places for a reception hall. She argued that there's no room for such a venue in the North Avenue District sighting limited parking, shallow lots, residential uses right across the alley, and the fact the proposed venue is not a stand-alone building.

Marcelo Nicosia, owner of 6429 North Avenue testified in opposition to the requested special use permit. He indicates that the events held at 6435 Roosevelt included alcohol, very loud music, and annoyances caused by unruly guests. The Applicant received three letters of support. In addition, Joaquin Reyes, owner of 6443 North Avenue testified in favor of the Applicant.

The Zoning Board of Appeals ratified their Findings of Facts and Recommendation by a 5-0 vote in favor of the application with conditions. One of the conditions of approval is to allow the special use permit for only one year. The applicant must reapply for a special use permit via a public hearing. The Ordinance provides for a waiver of the special use application fee for the applicant.

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.