



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

REVIEW DATE: June 7, 2023

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

CALENDAR NUMBER: 09-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a special use permit application filed by the Applicant, Chetranda Gray, to operate a reception/banquet facility pursuant to Section 8.3 (“Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 6435 North Avenue, Oak Park, Illinois, Property Index Number 16-06-206-008-0000 in the NA North Avenue Zoning District.

APPLICANT INFORMATION

APPLICANT: Chetranda Grey
1000 Lake Street
Oak Park, IL 60301

PROPERTY OWNER: Trust # 1869

PROPERTY INFORMATION

EXISTING ZONING: NA North Avenue
EXISTING LAND USE: Mixed Use
PROPERTY SIZE: Approximately 3,126 SF
COMPREHENSIVE PLAN: Corridor Commercial/Mixed Use

SURROUNDING ZONING AND LAND USES:

NORTH: North Avenue followed by the City of Chicago (Parking lot and Strip Mall)
SOUTH: Public Alley followed by R-3-50 Zoning District (Single-Family Residence)
EAST: NA North Avenue Zoning District (Mixed-Use Building)
WEST: NA North Avenue Zoning District (Mixed-Use Building)

A n a l y s i s

Submittals

This report is based on the following documents which were filed with the Development Customer Services Department:

1. Application for Special Use Permit;
2. Project Summary;
3. Responses to the Standards for receiving a special use permit pursuant to the Zoning Ordinance;
4. Site Plan; and
5. Pictures of interior space.

Description

The Subject Property is situated along the south side of North Avenue between Rossell Avenue and Elmwood Avenue. On March 16, 2022, an application for a special use permit was filed by Oxford Bank & Trust-Trust #1869 ("Petitioner") requesting the issuance of a special use permit to operate a reception/banquet facility in the NA North Avenue Zoning District at 6435 North Avenue ("Subject Property"). The Zoning Board of Appeals held a public hearing on the Petitioner's application for the special use permit on June 1, 2022. The Zoning Board of Appeals recommended that the special use permit be granted for the Subject Property by a vote of five (5) in favor and zero (0) against.

The Village Board approved the Petitioner's special use permit to operate a reception/banquet facility at the Subject Property, subject to the terms and conditions set forth in the Zoning Board of Appeals' Findings of Fact and Recommendation. The Ordinance was approved with the additional conditions as follows: "The special use permit granted herein shall expire on June 21, 2023 and the Petitioner shall be entitled to reapply. The application fee for the special use permit will be waived."

The Applicant's special use was granted for one year only. The Petitioner is now reapplying for a special use permit to be allowed to continue operating the reception/banquet facility. 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.

C o m p l i a n c e w i t h t h e Z o n i n g O r d i n a n c e

As stated above, the special use permit will expire on June 21, 2023. Chetranda Gray has submitted another petition seeking to operate a reception/banquet facility pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance in the NA North Avenue Zoning District at the Subject Property. 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 invited 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."

C o m p a t i b i l i t y w i t h S u r r o u n d i n g L a n d U s e s

The Subject Property is located within the NA North Avenue Zoning District. This district is intended to accommodate the North Avenue corridor. The NA District addresses commercial uses of various scales, including larger auto-oriented retail, individual storefronts, and retail centers, while improving the pedestrian environment along the corridor. Higher density residential and mixed-use development is also encouraged.

As stated above, the proposed facility requires a special use permit. The exterior of the building will not be modified. The proposed starting time for the facility will be 6pm after the closing of daycare center located in the same building. The frequency of times that a reception facility would operate is less than bars and restaurants. The Subject Property may add to the vibrancy of the neighborhood in the evening. For the foregoing reasons, the proposed reception/banquet facility could be compatible with the neighborhood.

In contrast, the Subject Property is directly adjacent to a residential district. The impact from a reception facility depends on the frequency of use and number of patrons. Constant gathering with close to one hundred occupants could generate activity and noise that would be incompatible with the adjacent residential district. However, the facility has now been open for approximately one year. Village staff has not received any complaints during the past year of operation.

G e n e r a l I n f o r m a t i o n

Project Review Team

Staff discussed the applicant's request for a special use permit. Staff consists of representatives from various departments and divisions within the Village government.

The Zoning Board of Appeals may recommend conditions and restrictions upon the facility as may be deemed necessary for the protection of the public health, safety and welfare. If approved, Staff would like the Zoning Board of Appeals to restrict the facilities' hours of operation from 10:00 p.m. to 6:00 a.m. Monday – Sunday.

End of Report.

- c. Applicant
 Zoning Board of Appeals members
 Rasheda Jackson, Zoning Board of Appeals Attorney
 Craig Failor, Village Planner