



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

REVIEW DATE: May 4, 2022; June 1, 2022

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

P R O J E C T T I T L E

CALENDAR NUMBER: 09-22-Z The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the Applicant, Chetranda Grey, 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 ("Subject Property"), Property Index Numbers 16-06-206-005-0000, 16-06-206-006-0000, 16-06-206-007-0000, and 16-06-206-008-0000 in the NA North Avenue Zoning District.

A P P L I C A N T I N F O R M A T I O N

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

PROPERTY OWNER: Trust # 1869

P R O P E R T Y I N F O R M A T I O N

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 Variance;
2. Project Summary;
3. Responses to the Standards for receiving a special use permit pursuant to the Zoning Ordinance;
4. Site Plan;
5. Title Survey; and
6. Pictures of interior space.

Description

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 applicant indicates that the proposed facility hours during the week would be between 6pm and 10pm Monday through Friday and normal business hours on the weekend.

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

Chetranda Grey seeks 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."

The Applicant indicates that the proposed facility would accommodate 100 people or less on the application. A revised "Occupancy Plan" for the space shows that the room could accommodate 89 people counted in an "assembly occupancy." An assembly occupancy is generally defined as "an occupancy (1) used for a gathering of 50 or more persons for deliberation, worship, entertainment, eating, drinking, amusement, awaiting transportation, or similar uses; or (2) used as a special amusement building, regardless of occupant load."

However, depending on the event, the occupancy of the space would likely be reduced by the use of tables and chairs.

The Applicant has responded to the approval standards within the application.

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 daycare center in the building will be closed. 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 facility would be directly adjacent to a residential district. The impact from a reception facility depends on the frequency of use and number of patrons. Consistently having gatherings with numbers close to one hundred occupants could generate levels of activity and noise that would be incompatible with the adjacent residential district.

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 consider placing the following condition and restriction on the facility.

1. The applicant shall not operate the facility from 10:00 p.m. to 6:00 a.m. Monday – Sunday.
2. The maximum permitted occupancy of the facility shall be limited to 50 persons or less due to limited parking for the facility and due to the facility being located adjacent to a residential neighborhood.

End of Report.

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