



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

MEETING DATE: October 29, 2020

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

CALENDAR NUMBER: 11-20-Z: OP BodyWorX

The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use application filed by the Applicant, Don Oliphant, pursuant to Section 8.3 ("Table 8-1: Use Matrix") of the Oak Park Zoning Ordinance to operate an accessory drive-through facility for Juice WorX & EcoCafe Recovery Bar selling smoothies and shakes within the stand-alone building housing OP BodyWorX at the property located at 6209 North Avenue, Oak Park, IL.

APPLICANT INFORMATION

APPLICANT: Don Oliphant
1855 N. McVicker Avenue
Chicago, IL 60639

OWNER: Don Oliphant
1855 N. McVicker Avenue
Chicago, IL 60639

AGENT: Steven Kolber
828 Davis Street
Evanston, IL 60201

PROPERTY INFORMATION

EXISTING ZONING: NA North Avenue Zoning District
EXISTING LAND USE: OP BodyworX
PROPERTY SIZE: 125' x 288.01 (36,001.25 SF)
COMPREHENSIVE PLAN: Corridor Commercial/Mixed-Use

SURROUNDING ZONING AND LAND USES:

NORTH: North Avenue followed by The City of Chicago (Super Max Muffler and Brakes)
SOUTH: Public Alley followed by R-4 Single-Family Residential (Single-Family Dwellings)
EAST: Lombard Street followed by NA North Avenue Zoning District (Mixed-Use Building)
WEST: Harvey Street followed by NA North Avenue Zoning District (Church)

A n a l y s i s

Submittals

This report is based on the following documents, which were filed with the Zoning Administrator – Development Customer Services:

1. Application for Special Use;
2. Project Summary;
3. Responses to the standards for receiving a special use;
4. Site Plan; and
5. Plat of Survey.

The Subject Property is a zoning lot approximately 125' x 288.01' located at the southwest corner of North Avenue and Lombard Street. The property is fronted by North Avenue to the north, Lombard Street to the east and Harvey Street to the west. The lot is currently being renovated for a fitness facility called Oak Park BodyworX. The Applicant proposes to create a drive-through facility at the southwest corner of the existing building, operating between the hours of 7 a.m. to 7 p.m. for his Juice WorX & EcoCafe Recovery Bar selling smoothies and shakes.

The existing parking lot would accommodate 34 on-site parking spaces, which include two spaces reserved for persons with disabilities. Five on-site parking spaces are required by the Zoning Ordinance. The drive-through facility, as proposed, has at least three stacking spaces in the drive-through lane and a bail-out-lane which leads traffic back to North Avenue. Traffic leaving the drive-through would exit onto the public alley heading east.

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

Special Use for drive-through facility:

Section 8.3 (Table 8-1: Use Matrix) of the ("Zoning Ordinance") of the Village of Oak Park requires special use approval for drive-through facilities located in the North Avenue Zoning District at the Premises. Section 8.4 (I) (Drive-Through Facility) includes the following special requirements for drive-through facilities.

1. All drive-through facilities must provide a minimum of three stacking spaces per lane or bay, unless additional stacking spaces are required specifically by Article 10. Stacking spaces provided for drive-through uses must be:
 - a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length.
 - b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menu board). Spaces must be placed in a single line behind each lane or bay.
2. All drive-through lanes must be located and designed to ensure that they do not adversely affect the safety and efficiency of traffic circulation on adjoining streets.

3. Additional screening may be required as part of special use approval to minimize the impact of exterior site lighting, headlight glare, menu boards, and intercom sound.
4. The volume on all intercom menu displays must comply with all local noise regulations.
5. The operator of the drive-through facility must provide outdoor waste receptacles.
6. A drive through lane must have bail-out capability for all vehicles that have entered the drive through lane. The bail-out lane must be a minimum width of 10 feet in width and run parallel to the drive through lane. If a bailout lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. The recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the conclusions listed below.

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.
4. The special use meets the requirements for such classification in this Ordinance.

The Applicant has responded to the above standards in their application. The ZBA will provide a recommendation for the special use that will be forwarded to the Village Board.

C o m p a t i b i l i t y w i t h t h e N e i g h b o r h o o d

The site is physically suitable for the type, density, and intensity of the proposed use. The drive-through is designed to meet the standards laid out for these facilities pursuant to Section 8.4 (I) above. The proposal would include a fence along the rear of the property in an effort to provide a buffer and transition between the commercial district on North Avenue and the residential properties to the south. For the foregoing reasons, the proposal should be compatible with the neighborhood.

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

Project Review Team

The Village Project Review Team reviewed the revised site plan. The Team consists of representatives from various departments and divisions within the Village government. The Team is in support of the special use

request to operate a drive-through facility.

End of Report.

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