



## Agenda Item Summary

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**File #:** ORD 20-116, **Version:** 1

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### Submitted By

Michael Quinn, ZBA Chair through Tammie Grossman, Director, Development Customer Services

### Reviewed By

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### Agenda Item Title

Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Drive-through Facility at 6209 North Avenue

### Overview

The Zoning Board of Appeals ("Board") held 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 within the stand-alone building housing OP BodyWorX at the property located at 6209 North Avenue.

### Recommendation

The Zoning Board of Appeals recommends approval of the Application.

### Staff Recommendation

Support the Zoning Board of Appeal's Recommendation.

### Fiscal Impact

Village cost for public notice (\$322). Account # 1001.46202.101.550652

### Background

The Subject Property is a zoning lot approximately 125' x 288.01' located on North Avenue between Harvey Avenue and Lombard Avenue. The property is fronted by North Avenue to the north, Lombard Street to the east and Harvey Street to the west and an alley to the south. 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 into the parking lot. Traffic leaving the drive-through would exit onto the public alley heading east.

### Alternatives

The Village Board can accept the recommendation as presented, deny the application, or approve the application with modifications.

**Previous Board Action**

N/A.

**Citizen Advisory Commission Action**

The Zoning Board of Appeals held a public hearing on October 29, 2020. No one testified in opposition to the requested special use permit. Ms. Judith Alexander submitted a letter in support of the proposal which was read into the record. The Zoning Board of Appeals ratified their findings of fact by a 4-1 vote on October 29, 2020.

**Anticipated Future Actions/Commitments**

N/A.

**Intergovernmental Cooperation Opportunities**

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.