



Agenda Item Summary

File #: ORD 23-46, **Version:** 1

Submitted By

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

Reviewed By

A.M. Zayyad, Deputy Village Manager

Agenda Item Title

Concur with the Zoning Board of Appeals and Adopt an Ordinance Granting a Special Use Permit for a Reception/Banquet Facility located at 6435 North Avenue

Overview

The Applicant, Chetranda Grey, seeks a special use permit to operate a Reception/Banquet Facility on North Avenue in the NA Zoning District. The Applicant received prior special use permit approval by the Village Board for only one year.

Recommendation

The Zoning Board of Appeals recommends unanimous approval of the Application.

Staff Recommendation

Support the Zoning Board of Appeals' recommendation.

Fiscal Impact

Village cost for public notice (\$196). Account 1001 46202 101 550652

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. 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 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 Recommendations. The Ordinance was approved with the additional condition 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." Since the Applicant's special use was granted for

one year only, they are now reapplying for a special use permit to continue to operate a reception/banquet facility. A concern was raised at the Zoning Board of Appeals hearing in 2022 which prompted the Zoning Board of Appeals to place the one-year condition on this application. As of this writing, there have been no complaints submitted or concerns raised regarding this facility.

Alternatives

Not adopt the ordinance or adopt the ordinance with modifications.

Previous Board Action

On June 21, 2022, the Village Board approved the Special Use Permit for one year.

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on June 7, 2023. No one testified in opposition to the application. Previously, a restriction was in place limiting the use of the facility to 50 people. Now, with this recent ZBA Recommendation, the number of customers allowed in the facility is based on occupancy restrictions. The Zoning Board of Appeals ratified their Findings of Facts and Recommendation by a 6-0 vote on June 7, 2023. The Applicant shall not operate the facility from 10:00 p.m. to 6:00 a.m. Monday through Sunday. The public hearing can be viewed here:

<https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

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.