

**ZONING BOARD OF APPEALS
OCTOBER 29, 2020 AT 7:00 P.M.
COUNCIL CHAMBERS-RM. 201**

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

Call to order and Roll Call

PRESENT: Chair Michael Quinn and Members Steve Rusczyk, Jim Lencioni, David Brumirski and Don DeBruin

ABSENT: Members Mark Hansen and Deborah McQueen

ALSO PRESENT: Rasheda Jackson, Counsel; Mike Bruce, Zoning Administrator

QUORUM: Chair Quinn called the meeting to order at 7:00 p.m. and declared that a quorum was present.

Public Comment

None

Introduction and Procedure Outline

Rasheda Jackson, Village Assistant Attorney read a statement regarding remote participation protocol.

Chair Quinn explains the procedure for the evening, indicating that we have one public hearing scheduled tonight.

Public Hearings

CALENDAR NUMBER: 10-20-Z: Glitter Nail Academy

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application for a special use permit filed by the Applicant, Antonio Durham, to operate an educational facility-vocational use pursuant to Section 8.3 (“Table 8-1: Use Matrix”) of the Oak Park Zoning Ordinance to permit a Glitter Nail Academy at the property located at 238-240 Madison Street, Property Index Number 16-08-319-026-0000 in the MS Madison Street Zoning District. **(Continued from October 15, 2020)**

The Applicant says that a portion of the building will be converted to a nail academy for training of nail technicians. It will include the build-out of two new toilet rooms, a stock/ utility room, a lunch room, and an office. The remainder of the building will be a new nail salon which is not part of the special use permit. The hours of operation will be 9:30AM – 2:30PM and 5:30PM-10:30PM Tues, Wed, and Thurs. and 8:00 AM – 3:30 PM Sat. There will be two classes per day and 10-15 students in each class.

The Applicant says that our reason and focus in moving Glitter Nail Academy to this location is because of its spacious size. It will allow us to provide updated state of the art equipment to train more industry professionals. This will also allow for more space for protecting our students and

community in social distancing and doing our part in keeping the spread of communicable diseases under control.

The Applicant says that we are committed to providing nail technicians with a quality educational experience. We are dedicated to providing Our Nail technicians knowledge on proper use of salon products, therapeutic treatments, salon work ethics, and keeping ahead of the industry trends. We follow industry standards for safety and thus will not endanger the public health, safety and welfare. We are passionate to build knowledgeable nail technicians to contribute to this vast beauty industry.

Member Brumirski moved to recommend approval of the application. Member Lencioni seconded the motion. The motion was approved by a 5-0 vote.

The ZBA Attorney presented a draft positive Recommendation that will go to the Village Board. Member Lencioni moved to approve the Recommendation. Member Brumirski seconded the motion. The motion was approved by a 5-0 vote.

CALENDAR NUMBER: 11-20-Z: Oak Park 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 District to construct and operate a drive-through facility at the property located at 6209 North Avenue, Oak Park, Illinois, Property Index Number 16-05-102-032-0000 in the NA North Avenue District. **(Continued from October 15, 2020)**

The Applicant says that the proposed special use is to add a drive-through facility for OP BodyworX. The drive-through will work in conjunction with the smoothie bar proposed for the fitness facility. The hours of operation will be 7am-7pm. The smoothie bar is currently under health department review.

The Applicant argues that the addition of a drive-through in this area would have no adverse effects on the surrounding area because the use is congruent to neighboring operations and will not impose any unknown impact upon the neighborhood. The operating hours are 7am-7pm, therefore not starting very early in the morning nor going very late in the evening.

The Applicant points out that there's not a drive-through directly immediate to our facility, but there is a Dunkin Donuts 920 ft to the West that backs up to a residential neighborhood, and a KFC approximately 1,200 feet to the east.

The Applicant indicates that the existing CMU wall near the proposed drive-through will be demolished. In addition, the drive-through will not have an intercom or speaker for orders.

Member Lencioni moved to recommend approval of the application by the Village Board. Member Ruszczyk seconded the motion. The motion was approved by a 5-0 vote.

The ZBA Attorney presented a draft positive Recommendation that will be forwarded to the Village Board. Member Lencioni moved to approve the Recommendation. Member Ruszczyk seconded the motion. The motion was approved by a 4-1 vote. Member Brumirski voted in opposition.

CALENDAR NUMBER: 12-20-Z: Kizzie and Carlo Harris

The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the Applicants, Kizzie and Carlo Harris, to operate a day care center pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 266 Lake Street,

Oak Park, Illinois, Property Index Numbers 16-08-119-025-0000 (“Premises”) in the NC Neighborhood Commercial Zoning District.

The Applicant says that 266 Lake Street is a two story, +/- 2,500 SF mixed use building with 1,250 SF first floor commercial space & three apartments on second floor. The first floor of 1,250 SF has been actively on the market for Lease since February 2020. The former tenant was Yoga of Oak Park. David King & Associates, Inc. is marketing the space.

The Applicant says that an agreement to lease the space has been reached with the Landlord to move our daycare from our current premises located at 256 Lake Street, approximately 100 feet to the east. Little Sprouts has occupied the first floor of that house for the past 5 years. We currently have 8 children in the daycare and operate from 7:30am-5:00pm, Monday thru Friday.

We are longtime Oak Parkers. We have 20 plus years in child development and we are the proud parents of 6 children, ranging in age from 8-10. The move to the corner will allow Little Sprouts to expand from 8 to 14 children. It will also allow for better access as 266 Lake Street is at grade level and ADA accessible. Our current location is 8 steps up to first floor.

266 Lake also offers a side door on Cuyler and a rear door, both also at grade level. The space at 266 Lake is fully sprinklered & currently has one (1) ADA washroom. The plan is to add a second ADA washroom. The increased capacity will allow current families to bring additional children, primarily newborns over 6 weeks old. Current drop offs are from 7:30-9:00am and pick-ups from 3:30-5:00pm and we will continue these same hours at proposed new location. We have already met on-site with DCFS & Oak Park's Building, Fire, Engineering & Health Departments.

We are excited about the potential to expand and serve our families & the wonderful Village of Oak Park and are hopeful the Village agrees.

Linda Dzugan spoke in favor of the application.

Member Brumirski moved to recommend approval of the application. Member Lencioni seconded the motion. The motion was approved by a 5-0 vote.

The ZBA Attorney presented a draft positive Recommendation that will go to the Village Board. Member Brumirski moved to approve the Recommendation. Member Lencioni seconded the motion. The motion was approved by a 5-0 vote.

CALENDAR NUMBER: 13-20-Z: Hinsdale Bank & Trust

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application for a variance filed by the Applicant, Hinsdale Bank & Trust, to operate a financial institution on the ground floor within 50 feet of a street line at the property located at 141-151 N. Oak Park Avenue, Oak Park, Illinois, Property Index Numbers 16-07-129-016-0000 in the DT-2 Hemingway Sub-District pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance.

The Applicant indicates that after successfully operating for numerous years, Café Winberie closed its doors due to the struggles of operating a large full-service restaurant. The space was heavily marketed by ownership, but there was a lack of interest before the COVID-19 Pandemic from other restaurant and retail operators for a variety of reasons (size, lack of parking, etc). Coming out of the COVID-19 Pandemic, there are just less restauranteurs and retailers that are actively pursuing new locations throughout the greater Chicagoland area and Oak Park. Scoville Square, surrounding buildings, and the existing streets have been in existence for years. Given the building’s configuration and historic nature of the property it would be impossible to modify the space.

The property continues to remain a viable mixed-use building in Downtown Oak Park. Having HBT lease a substantial portion of the commercial component of the building will allow the building to continue to remain a strong asset in Downtown Oak Park.

Member DeBruin moved to approve the application. Member Ruszczyk seconded the motion. The motion was approved by a 5-0 vote.

Member DeBruin moved to approve the modified Resolution approving the application. Member Lencioni seconded the motion. The motion was approved by a 5-0 vote.

The meeting was adjourned.