

**ZONING BOARD OF APPEALS  
MARCH 3, 2021 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, Deborah McQueen and David Brumirski and Don DeBruin

ABSENT: Members Jim Lencioni and Mark Hansen

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.

Rasheda Jackson, Village Assistant Attorney read a statement regarding the authority to conduct remote participation meetings.

**Public Comment**

None

**Introduction and Procedure Outline**

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

Rasheda Jackson, Village Assistant Attorney swore-in those wishing to testify.

**Public Hearings**

Mr. Bruce reads a description of the case as follows:

CALENDAR NUMBER: 07-20-Z: 111 Madison Street, McDonald's Corporation

The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use application filed by the Applicant, McDonalds Corporation, to modify and expand its existing single-lane drive-through facility pursuant to Section 8.3 ("Table 8-1: Use Matrix) and Section 15.2 (B) (Expansion) of the Oak Park Zoning Ordinance to add a drive-through lane for a dual-lane drive-through facility at the property located at 111 Madison Street, Oak Park, Illinois, Property Index Number 16-17-105-003-0000 in the MS Madison Street Zoning District.

Jim Olguin, Attorney for McDonald's Corporation, introduced Ray Nelson, owner/operator of McDonald's; Steve Rizzo, construction manager; and Ken Sack, Engineer. Mr. Olguin says that the purpose of adding an additional lane is for efficiency. He says that efficiency would increase by approximately 20%, which means that cars would be able to get through the drive-through lanes quicker. He makes it clear that they

do not expect the volume of traffic to increase substantially. He indicates that they expect a 5% increase in sales due to the addition of a drive-through lane. Mr. Olguin says that adding the lane will lead to a better customer experience due to the increase stacking ability which will move cars along quicker while reducing backed-up traffic on Madison Street. Reducing traffic backed-up on Madison Street will improve safety.

Mr. Olguin talks about the overall configuration of the dual lanes, the geometry of the lanes and how traffic for the two lanes would merge. He says that the geometry of the lane design will reduce conflict between vehicles.

Ken Sack, Engineer, says that the access and egress have not been changed. Mr. Sacks discusses the drive-through operations, the layout of the parking lot, building renovations and the new landscaping. He says that the existing parking lot has 31 parking stalls while the proposed parking lot will have 22 parking stalls.

Mr. Olguin says that McDonald's is reducing the seating capacity inside the building. Mr. Olguin discusses the special use standards. He says that the existing facility has been operating for decades with not many issues. He says that the proposal will increase the efficiency and function of the drive-through which is good for the neighborhood. He talks about the ambient noise reduction technology that would be installed in the drive-through lanes.

Mr. Olguin says that the facility fits the neighborhood. He says that the MS Madison Street prohibits drive-through facility further west and this part of Madison Street does not contain the same prohibition. He says that there are no variances associated with this proposal.

Member DeBruin asks about the stacking capability of the proposed layout vs the existing layout. Ken Sacks says the old facility could stack approximately five cars while the new facility has the ability to stack nine cars. It was noted that backing up onto Madison Street will be reduced.

Mr. Bruce read opposition letters into the record.

Ray Nelson, owner/operator of McDonald's, says that cars will move quicker through the new drive-through.

Mr. Olguin says that overall traffic would not double due to the drive-through modification. He says that the cars within the drive-through, we can move through the site 20% quicker. He says again, sales will go up approximately 5% only. He says that the ambient qualities will decrease noise from the speakers. He talks about the existing scrubbers on the building that clean the air from the restaurant. He says that less idle time is better regarding exhaust from cars.

Ray Nelson discusses the hours of operation for the existing facility and the drive-through and the proposed hours of operations of each. He indicates that the outside lane can be closed when delivery vehicles are on-site. He also says that the additional lane can be closed at night at 10 pm.

Chair Quinn closed the hearing to deliberate.

Attorney Jackson says that the Chair can take an informal pole to see where the vote may lead since we do not have all ZBA members present.

Member McQueen says that there are built in conflicts with the addition of the second lane, more exhaust to the neighborhood and moving the speaker box closer to the residential neighborhood. The capacity for more cars sitting and idling and reducing the seating capacity within the restaurant and increasing capacity in the drive-through is a problem.

Member DeBruin says that moving traffic quicker will lead to less exhaust. Reducing traffic backup on Madison Street increases safety of the facility.

Member Brumirski says that the Applicant has not met the first two standards citing increase in cars, idling time and noise, all getting closer to the residential neighborhood with the additions of an additional lane.

Member Rusczyk says the issue for him is the fact that the proposal brings the cars closer to the residential neighborhood. Thus, standard number one is not met.

Member DeBruin moved to recommend that the Application be continued to the next regularly scheduled ZBA meeting. Member McQueen seconded the motion. The motion was 3 in favor and 2 against. The motion failed to get four concurring votes and thus fails. Chair Quinn and Member DeBruin voted against.

Member Brumirski moved to recommend that the ZBA send a negative Recommendation to the Village Board. Member McQueen seconded the motion. The motion was 3 in favor and 2 against. Chair Quinn and Member DeBruin voted against. The motion did not receive four affirmative votes and thus failed.

Member DeBruin moved to recommend that the ZBA send a positive Recommendation to the Village Board. Chair Quinn seconded the motion. The motion was 2 in favor and 3 against. and Member McQueen, Brumirski and Rusczyk voted against the motion. The motion did not receive four affirmative votes and thus failed.

Member McQueen moved to continue the meeting to the next regularly scheduled ZBA meeting (April 7<sup>th</sup>) so that the absent members could listen to the video of the proceeding and render a vote. Member DeBruin seconded the motion. The motion was approved by a 4 to 1 vote. Member Brumirski voted against. The motion.

### **Minutes**

Member Rusczyk moved to approve the January 6, 2021 Minutes. Member McQueen seconded the motion. The motion was approved 4 to 0.

The meeting was adjourned.