

**ZONING BOARD OF APPEALS  
APRIL 7, 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, Mark Hansen, Jim Lencioni, Deborah McQueen, David Brumirski and Don DeBruin

ABSENT: None

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

QUORUM: Chair Quinn called the meeting to order at 7:04 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 that was continued from last month scheduled tonight.

**Public Hearings**

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

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.

Chair Quinn explained that we will continue our meeting for the McDonald's application. If members of the community want to provide public commentary on the McDonald's application, they will be allowed to do so. However, since the public hearing has concluded, you shall not base your vote on the commentary.

Mr. Bruce read a letter from the neighborhood. A portion of the letter stated as follows:

"In the interests of village livability and equity, we request that the Village Board and the relevant citizen commissions move quickly to amend the zoning ordinance to extend the drive-through use restriction to

the entirety of the Madison Street District, making all existing drive-through facilities on Madison legal non-conforming uses.”

Chair Quinn says If you recall from our last meeting, a motion to send a positive Recommendation to the Village Board failed three (3) in favor to two (2) opppsed. In addition, a motion to send a negative Recommendation to the Village Board also failed. The motion was three (3) in favor and two (2) opposed. Both motions failed to receive four concurring votes to send a Recommendation. The Rules of Procedure requires “the concurring vote of four (4) members shall be necessary for recommending in favor of a special-use permit...” The Rules of Procedure also indicates that, “if the votes of the absent but eligible members, when added to the number voting in favor of the applicant or appellant, would total four (4) or more, the matter shall be postponed to the next meeting of the Board.” The meeting was postponed to allow the two members not present at the last meeting to review the video recording.

Members Lencioni and Hansen, absent members at the last meeting, both attest that they have watched the video recording of the hearing and are ready to render a vote. Chair Quinn allowed all ZBA members to deliberate one more time.

In accordance with the Rules of Procedure, Member DeBruin made a motion to send a positive Recommendation to the Village Board. Member McQueen seconded the motion. The motion failed one (1) vote to six (6) in opposition. Member DeBruin voted in favor of the motion. Since the motion to send a positive Recommendation failed to receive four (4) affirmative votes at this regular meeting, a motion to send a negative Recommendation shall be formally entered on to the record.

Member DeBruin moved to approve the draft minutes from February 3, 2021. Member Brumirski seconded the motion. The motion was approved by a seven (7) to zero (0) vote.

Member DeBruin moved to approve the draft minutes from March 3, 2021. Member Ruszczyk seconded the motion. The motion was approved by a five (5) to zero (0) vote. Members Lencioni and Hansen abstained.

### **Minutes**

None

The meeting was adjourned.