

**ZONING BOARD OF APPEALS  
DECEMBER 1, 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 / Roll Call**

**PRESENT:** Chair Jim Lencioni; Members Steve Ruszczyk, Mark Hansen, Deborah McQueen, Don DeBruin and Mas Takiguchi

**ABSENT:** David Brumirski

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

**QUORUM:** The meeting was called to order at 7:00 p.m. and declared that a quorum was present.

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

**Agenda Approval**

Member Hansen moved to approve the Agenda. Member McQueen seconded the motion. The motion was approved by a six (6) to zero (0) vote.

**Approval of Remote Meeting Minutes**

None

**Non-Agenda Public Comment**

None

**New Business / Public Hearings and Findings of Facts**

**CALENDAR NUMBER:** 19-21-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Good Shepard LLC., to operate a day care center (Good Shepard Learning Center) pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 330-32 Lake Street, Oak Park, Illinois, Property Index Numbers 16-08-118-028-0000 (“Subject Property”) in the NC Neighborhood Commercial Zoning District.

The Applicant requests that the hearing be continued to the next regularly scheduled ZBA meeting on January 5, 2022. Member Ruszczyk moved to continue the meeting to January 5, 2022. Member Hansen seconded the motion. The motion was approved by a six (6) to zero (0) vote.

**CALENDAR NUMBER:** 20-21-Z The Applicant, Pastor Curtiss Lott, seeks a variation from Section 8.4 (M) (Place of Worship) of the Oak Park Zoning Ordinance, which requires that a place of worship in a non-residential district is subject to the dimensional standards of the R-

7 District for a non-residential use, to permit the use of Christian Fellowship Ministries in the Maranda Hall, a place of worship at the property commonly known as 6435 North Avenue, Illinois. Property Index Number 16-06-206-008-0000 ("Subject Property") in the NA North Avenue Zoning District.

The Applicant requests that the hearing be continued to the next regularly scheduled ZBA meeting on January 5, 2022. Member Ruszczyk moved to continue the meeting to January 5, 2022. Member Hansen seconded the motion. The motion was approved by a six (6) to zero (0) vote.

Attorney Jackson swore-in those wishing to testify this evening.

**CALENDAR NUMBER:** 21-21-Z The Applicant, Azim Hemani, seeks a special use permit from Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance of the Village of Oak Park, which section requires a special use permit for Hotels/Motels uses located in the DT Downtown District, to operate a 68 room Holiday Inn Express and Suites at the property commonly known as 1140 Lake Street, Oak Park, Illinois, Property Index Number 16-07-119-014-0000 ("Subject Property") in the DT Downtown Zoning District.

Azim Hemani and Salim Hemani, are the Applicants. Barkat Virani, Architect of record will present for the Applicants. Mr. Virani says that he is requesting a special use permit to operate a Holiday Inn Express and Suits Hotel at 1140 Lake Street, that will include adding one floor on top of the existing five-story portion of the building in the front. The Applicant argues that there would be limited deliveries as the facility is a quick service establishment and there would be no bar or restaurant inside the hotel. In addition, the Applicant indicates that during the online check-in process, people would be directed to use the proposed hotel entrance via the second floor within the Holley Court parking structure. The Applicant says that they believe that the Holley Court Garage would adequately accommodate the additional vehicles generated by hotel guests.

David Lehman, Marcia Lehman, Suanne Lawrence, Lori Gery, Mitzi Short and Todd Hewell, all testified in opposition arguing that existing traffic issues regarding the alley/private road between FFC and Chipotle, as well service trucks blocking the alley and sometimes blocking their garage doors behind 1116-1124 Lake Street. This group feels that the one curb-cut out on Lake Street servicing the hotel would be inadequate. This group opined that the hotel/motel would cause additional traffic surrounding the building particularly in the alley, private brick road and on Lake Street. It was noted that the opposition would like to work with the Village and the Applicant to solve the existing traffic issues in the area.

Chair Lencioni ends the meeting.

The members deliberate on the application. A member argues that this site is not the proper location for a hotel as there is only room for one car to pull in front of the hotel off of Lake Street. In addition, A member feels that the main entrance on the second floor in the garage would be confusing to customers. The majority of members felt that a recommendation against the application would not be fair to the Applicant since the traffic issues in the area are existing. There should be cooperation between the Applicant, the Village and the residents to solve the existing traffic issues. Most members felt that the public garage would handle vehicles generated by hotel guests.

The members discussed adding conditions to a recommendation to have the sign located on the west side of the building as opposed to the east side of building.

Member McQueen moved to have Attorney Jackson draft a recommendation to the Village Board to approve the application. Member DeBruin seconded the motion. The motion was approved by a five (5) to one (1) vote. Member Ruszczyk voted in opposition.

Member McQueen moved to approve the draft recommendation modified by adding the specific LLC as the owner of the property and adding conditions on deliveries and signage. The ZBA made it a condition of approval that the Applicant work out the details of their delivery logistics during the permit stage and that the proposed projecting sign shall be located on the west side of the building instead of the east side of the building. Member DeBruin seconded the motion. The motion was approved by a five (5) to zero (1) vote. Member Ruszczyk voted in opposition.

Chair Lencioni and Trustee Taglia indicated that they both would have conversations with Development Customer Services, Vicki Scaman and others to collaborate to resolve some of the traffic issues discussed at the meeting.

#### **Other / Old Business:**

**CALENDAR NUMBER:** 16-20-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, Wellie Partners, LLC, seeking variances from the following sections of the Oak Park Zoning Ordinance relative to an increase in density, a reduction of the required side setback and a reduction of a required rear yard setback, to permit a three-story addition with parking on the ground floor and two levels of residential above consisting of two residential units at the premises commonly known as 420 N. Marion Street, Oak Park, IL, Property Index Number 16-07-102-031-0000 in the Neighborhood Commercial Zoning District:

1. Section 5.3 (Table 5-1: Commercial District Dimensional Standards) allows one dwelling unit for each 1500 square feet of land. The subject property is 8,125 square feet and thus  $8,125/1500$  yields 5 dwellings units. In this case, the proposed number of dwelling units is six (6) rather than five (5) units. The property currently has a total of four (4) dwelling units;
2. Section 5.3 (Table 5-1: Commercial District Dimensional Standards) requires a five (5') foot interior setback for multiple-family buildings. In this case, the interior lot line at issue is the north lot line. The proposed setback is 0 feet, a reduction of 5 feet from the above requirement.
3. Section 5.3 (Table 5-1: Commercial District Dimensional Standards) requires a 15-foot setback from the rear lot line when there is no alley. In this case, the rear lot line is the east lot line. The proposed setback is 5 feet, a reduction of 10 feet from the above requirement.

Mr. Bruce explains that the above variances granted for 420 N. Marion Street are set to expire in January.

Member Hansen moved to extend the variances for one year. Member Ruszczyk seconded the motion. The motion was approved by a six (6) to zero (0) vote.

Member Takiguchi moved to extend the variances granted to 420 N. Marion Street for one year. have Rasheda Jackson draft a Resolution approving the variance request. Member McQueen seconded the motion. The motion was approved by a six (6) to zero (0) vote.

The meeting was adjourned.