

**ZONING BOARD OF APPEALS
NOVEMBER 6, 2019 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: Acting Chair Jim Lencioni and Members Steve Ruszczyk, Mark Hansen, David Brumirski and Don DeBruin

ABSENT: Chair Quinn and Member Deborah McQueen

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

QUORUM: Acting Chair Lencioni called the meeting to order at 7:15 p.m. and declared that a quorum was present.

Public Comment

None

Introduction and Procedure Outline

Acting Chair Lencioni explains the procedure for the evening, indicating that we have three public hearing scheduled tonight.

Public Hearings

Cal. No. 12-19-Z: 1140 Lake Street, Azim Hemani, Holiday Inn Hotel

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 Holiday Inn hotel at the premises commonly known as 1140 Lake Street, Oak Park, Illinois.

Salim Hemani, owner of the Subject Property with Azim Hemani, indicates that they purchased the building between 2008 and 2009 and that the building was 60% occupied. Mr. Salim Hemani says that the plan is to add three new floors to the building, 15 hotel rooms per floor for a total of 86 hotel rooms. He says that the hotel patrons would use the 2nd floor bridge from the parking garage to access the hotel.

Mr. Barkat Virani introduces himself as the design consultant. He discusses that the proposed hotel is a quick service establishment and will consist of 98 rooms. Member Ruszczyk asks: what is the drop off and pick up plan? Mr. Virani says that the hotel will undergo a marketing campaign to have patrons utilize garage parking with the second floor bridge access to the hotel.

David Lehman of 1124 Lake Street describes how the driveway for 1124 Lake Street is impacted by delivery trucks. He discusses how the private street with public access between Chipotle and FFC is used inappropriately by the public. He is concerned that guests and or delivery trucks would use that private street to park and that the hotel would add to the existing congestion in the alley.

Mr. Virani says that delivery trucks for the hotel would not use the private street since the quick service hotel will not feature a bar or a restaurant. He says that the hotel would have only one delivery per month for toiletries.

A discussion regarding construction of the addition ensues. During the discussion Mr. Virani indicates that construction materials would be stacked on the one-story portion of the building for the addition.

Marcia Lehman from 1124 Lake Street discusses issues with delivery vehicles in the alley currently. She says that Lake Street is extremely busy and opined that a hotel would make matters worse. She also questions whether the hotel would only have one delivery per month.

In general, the ZBA members feel that the Village should look at deliveries in the alley and enforcement should happen.

Mike Fox owner of Carleton Hotel indicates he would be opposed to the Village giving the proposed hotel money. In addition, he says that he has to provide parking for his patrons on a one to one basis regardless if his hotel is full or empty. He says that he cannot compete with a hotel that is not required to pay for parking when he has to pay approximately 1200 dollars per space per year. He says it is a question of fairness.

Jeff Long General Manager for the FCC Fitness Center says that his club has to pay for parking and he says that he loses money when the garage is full and his patrons have nowhere to park. He discusses that the proposal will have more than one delivery per month. He says that FCC has a small café and that the café requires 2 deliveries per week. Thus he argues that the proposed hotel that serves a continental breakfast every morning will require way more than one delivery per month.

Mike Salerno when will I have to vacate the premises? The Applicant says we will talk.

Jan Samates living at 1124 Lake Street discusses traffic issues in the alley and surrounding Streets. She says that Uber drivers may block traffic.

Betty Harris living at 1124 Lake Street reiterates the traffic issues in the area. She asks that a no parking sign should be placed on the private street between Chipotle and FCC.

Acting Chair Lencioni closes the hearing. The members deliberated.

Member Ruszczyk asks how a delivery will work. He feels that the Applicant needs to iron out the details of the deliveries.

Member Brumirski reads the memo from the John Youkhana into the record. The memo indicates that the parking garage behind the proposed hotel has the capacity to handle the required parking from the garage.

The ZBA members feel that deliveries in the subject alley should be studied by the Village. Also they feel that it is an enforcement issue and not the responsibility of the Applicant.

Member Ruszczyk moved to send a Recommendation to the Village Board to approve the special use permit. Member Hansen seconded the motion. The motion was approved by a 5-0 vote.

The ZBA Attorney presented a draft Recommendation that was amended to add conditions regarding delivery logistics, location and timing of deliveries by the hotel which should be worked out in the

permitting process. Member Hansen moved to approve the draft Recommendation as amended. Member Ruszczyk seconded the motion. The motion was approved by a 5-0 vote.

Cal. No. 13-19-Z: 941 Garfield Street, Luisa Long, Oak Park Montessori School

The Applicant Luisa Long filed an application pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, requesting the issuance of a special use permit authorizing a day care center for children three to five years of age at the premises commonly known as 941 Garfield Street, Oak Park, Illinois.

The Applicant is the owner of Oak Park Montessori School, an independent private school located at 935, 937 and 939 Garfield Street (collectively known as 937 Garfield Street).

Oak Park Montessori School operates a 6-week thru 6-year day care at 937 Garfield and, due to extreme demand, the owner wants to expand next door to offer more child care, a service that is in high-demand in Oak Park, according to the Applicant.

The Applicant is leasing the Subject Property located at 941 Garfield Street to operate a day care center. The center is for children three to five years of age. The proposed day-care center will have approximately nineteen (19) children in one class room from 7:00 a.m. to 6:00 p.m. Monday through Friday. The drop off and pick up for the proposed center will occur at the south side of the 937 Garfield Street building through the private lot off of the alley. The property will be a stand-alone daycare but functionally will be supported by the existing Montessori School (w/an accessory daycare) immediately to the east – both operations will be owned by the same individual, Luisa Long.

Mr. David Fluecke, a neighboring business owner, testified that the Applicant should provide reasonable sound proofing material to the tenant space to decrease the noise level between his space and their space.

Acting Chair Lencioni closes the hearing. The Board deliberated.

Member Brumirski moved to approve a Recommendation to the Village Board to approve the special use permit on condition that the Applicant provides reasonable soundproofing between the tenant space and Mr. Fluecke's space. Member DeBruin seconded the motion. The motion was approved by a 5-0 vote.

Member Brumirski moved to approve the draft Recommendation to the Village Board with the above stated condition. Member Hansen seconded the motion. The motion was approved by a 5-0 vote.

Cal. No. 14-19-Z: 1036 Lake Street, Naiyana McCaffrey, Polished Nail Academy

Applicant Naiyana McCaffrey filed an application pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, requesting the issuance of a special use permit authorizing an Educational Facility-Vocational use to operate a nail academy in the DT Downtown District on the second floor of the premises commonly known as 1036 Lake Street, Oak Park, Illinois.

The Applicant says that she is the owner of Polished Nail Spa at 1036 Lake Street and that she is in the process of leasing the 2nd Floor front space above 1036 Lake Street. Polished Nail Spa is a unique business since its inception in November, 2007 in Oak Park, Illinois. The Applicant says that the hours of operation are: Sunday 11:00am-5:00pm, Monday to Friday 10:00am-7:00pm, Saturday 9:00am-7:00pm. The Applicant says that the spa includes 8 full time and 4 part time employees.

For Polished Nail Academy, the hours of operation will be: Monday to Friday 6:00pm-9:00pm, Saturday to Sunday 10:00am-2:00pm. The Applicant says that the expected student capacity will be 15 students per term. She explains that a term will consist of 350 hours State of Illinois

requirements for a License Technician. Her goal is to work with OPRF Oak Park River Forrest High School and District 200. The Assistant Superintendent, Greg Johnson, will work with the Applicant in assisting students to obtain a state license before graduating high school. In the Bureau of Labor Statistics, employment of manicurist and pedicurist is projected to grown 10 percent from 2018-2028, faster than the average for all occupations, according to the Applicant.

The 1200 square feet space will be a great fit for our proposed use, consisting of a small office in the reception area, one open classroom space, 6 stations in computer lab and 3 manicure practice stations and 3 pedicure practice stations, kitchen, locker area, and bathroom.

Acting Chair Lencioni closes the hearing.

Member Brumirski moved to approve a Recommendation that the Village Board approve the special use permit. Member DeBruin seconded the motion. The motion was approved by a 5-0 vote.

Member Brumirski moved to approve the draft Recommendation to the Village Board. Member Hansen seconded the motion. The motion was approved by a 5-0 vote.

Member Ruszczyk moved to approve the draft minutes from October 2, 2019. Member DeBruin seconded the motion. The motion was approved by a 4-0 vote. Member Brumirski abstained as he was not present for the October meeting.

New Business

None

The meeting was adjourned.

Prepared by Mike Bruce, Zoning Administrator