

**ZONING BOARD OF APPEALS
JUNE 2, 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 into the record 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.

Public Hearings

CALENDAR NUMBER: 07-21-Z

The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use application filed by the Applicant, Donn Todd, to operate a hand car wash and detail center, Miller’s Auto Detail LLC pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 248 Madison Street, Oak Park, Illinois, Property Index Number 16-08-319-022-0000 in the MS Madison Street Zoning District.

The Applicant, Justin Miller, explains that Miller’s Auto Detail is a family business. He states that his proposal is a detail shop only and not a car wash facility. He indicates that a single vehicle could take three hours or three days to complete. He says there will not be long lines as appointments will be scheduled online and he or an employee will pick up and drop off vehicles. He says there will be no modifications to the building and that he will install a water infiltration system inside the building. Mr. Miller discussed his proposed site layout.

Justin Miller’s father spoke on behalf of the proposed detail shop.

Member Hansen asked about stacking of cars for the business to which Mr. Miller explained that he would pick up the vehicles and park vehicles being detailed inside. Customers would be discouraged

from dropping off vehicles without an appointment.

Amy Starin & Ann Schreiner provided a letter of support for the detail shop. Mr. Bruce read the letter into the record saying,

“With the recent closure of the car wash at Harlem and Randolph, there is not a convenient, high quality car wash and detail resource in the south part of Oak Park. We believe such a business would be a valuable addition to the developments on that section of Madison Street.”

The meeting was closed for deliberation.

Member Ruszczyk moved to authorize Rasheda Jackson to draft a positive Recommendation for the Village Board to approve Miller’s Auto Detail Center. Member Hansen seconded the motion. The motion was approved by a four (4) to zero (0) vote.

Member Ruszczyk moved to approve the draft Recommendation to the Village Board. Member Hansen seconded the motion. The motion was approved by a four (4) to zero (0) vote.

Minutes

None

The meeting was adjourned.