

**ZONING BOARD OF APPEALS MEETING
JANUARY 18, 2023
7:00 P.M.**

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 Rusczyk, David Brumirski, Mas Takiguchi and Kimberlee Smith

ABSENT: Member Mark Hansen

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.

Agenda Approval – Motion by Member Smith, Seconded by Member Rusczyk. A voice vote was taken and the agenda was approved by a five (5) to zero (0) vote as submitted.

Approval of Meeting Minutes – June 1, 2022: Motion by member Rusczyk, Seconded by Member Smith. A voice vote was taken and the minutes were approved by a five (5) to zero (0) vote as submitted.

September 7: Motion by member Rusczyk, Seconded by Member Smith. A voice vote was taken and the minutes were approved by a five (5) to zero (0) vote as submitted.

Non-Agenda Public Comment – None.

New Business / Public Hearings and Findings of Facts

Rasheda Jackson, Village Assistant Attorney, swore-in those wishing to testify in tonight’s proceedings.

Mr. Bruce reads a description of the case for CAL. No: 01-23-Z as follows:

CALENDAR NUMBER: 01-23-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application for a variance filed by the Applicant, Elizabeth Adamska, seeking a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) and Section 9.3 (N) (1) (b) of the Oak Park Zoning Ordinance, which sections require a minimum five (5’) foot interior setback and that attached garages must be setback a minimum of five feet from the front building wall of the existing structure, respectively, to construct a two-story addition that will result in an approximate 3.9 foot interior setback and the attached garage is proposed to be constructed five (5’) feet in front of the building façade line of the existing house at the property located at 639 Highland Avenue, Oak Park, Illinois, Property Index Numbers 16-17-109-037-0000 in the R-4 Single-Family Zoning District. **(Request for Extension)**

The ZBA granted the Applicant’s request for the above variances on November 19, 2020. Section 14.3(F) provides that a variance expires one year from the date it is granted unless a building permit is obtained within such period. Ms. Adamska, in a letter dated November 2, 2022 to the Village’s Zoning Administrator, the Applicant has requested an additional twelve (12) months of the validity of the variance granted on November 19, 2020 by the ZBA.

Ms. Adamska cites increase prices for materials due to the pandemic. She asks that the ZBA grant an extension for 2 years.

Member Smith moved to have Attorney Jackson draft a resolution approving an extension to November 19, 2025. Member Brumirski seconded the motion. The motion was approved by a five (5) to zero (0) vote.

Member Smith moved to approve the draft resolution approving an extension to November 19, 2025. Member Brumirski seconded the motion. The motion was approved by a five (5) to zero (0) vote.

Mr. Bruce reads a description of the case for CAL. No: 02-23-Z as follows:

CALENDAR NUMBER: 02-23-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Prosperous Platforms LLC, to operate a day care center (Little Leaders Academy) pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 404 Lake Street, Oak Park, Illinois, Property Index Numbers 16-07-223-022-0000 (“Subject Property”) in the NC Neighborhood Commercial Zoning District.

Rosaline Cotton spoke on behalf of the Applicant. Ms. Rosaline discussed her qualifications to operate a day care facility.

Ms. Cotton says that a day care has existed at the exact location since 2015. The only disruption in operation has been the past 9 months, due to the death of the founder of the business. Subsequently, the business structure has been reorganized with, what we believe is a sustainable plan to resume business, and provide the same standard of service we have been known for, without any hardship to our current and future customer base, our neighbors, or the public.

Ms. Cotton says that the proposed business has existed since 2015, within the same location; nothing within the current business landscape has changed since the prior day care ceased operating over the past nine months. We have maintained the lease of the location during the business reorganization. During our business operations, we are unaware of any complaint directed toward our business from any of our neighbors.

Ms. Cotton says that for many years Good Shepherd's Learning Center has been a respectful and contributing member to the positive character of the community. We recognize the importance of providing a service that is well needed and enhances the diverse economic mix needed in Oak Park. We have, and will continue to contribute to the strong local tax base and economic engine of Oak Park.

Ms. Cotton says that it is our belief that the proposed business meets the requirements of a special use business. Furthermore, we consider our proposed use as a necessity for the local families, and an Oak Park institution, literally & figuratively.

Ms. Cotton says that the day care will operate with the same number of kids as the previous day care. She says that she has over 30 years of experience in this industry. Ms. Cotton speaks about the drop off and pick procedure.

Member Brumirski moved to have Attorney Jackson draft a positive Recommendation for the Village Board. Member Smith seconded the motion. The motion was approved by a five (5) to zero (0) vote.

Member Smith moved to approve the Recommendation. Member Takiguchi seconded the motion. The motion was approved by a five (5) to zero (0) vote.

Mr. Bruce reads a description of the case for CAL. No: 03-23-Z as follows:

CALENDAR NUMBER: 03-23-Z (22-21-Z) The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Prosperous Platforms LLC, to operate a day care center (Baby Genius Academy) pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 326 Lake Street, Oak Park, Illinois, Property Index Numbers 16-08-118-0031-0000 (“Subject Property”) in the NC Neighborhood Commercial Zoning District.

Ms. Cotton spoke on behalf of the Applicant. She says that Baby Genius Academy is a continuation of The Good Shepard learning Center, which was established in 1999, and had served the Oak Park community for over 20 years. It was established to meet the growing demand for greater capacity to serve families with infants & toddlers. The reason for this application submittal is due to the untimely death of the owner of The Good Shepard Learning Center in 2022 - Selena Burton, and the business not operating for over six (6) months. The business has been shut down for nine months to reorganize. Ms. Cotton says she is stepping in to assist Ms. Burton's family resume and continue her good work within the Oak Park community.

Member Brumirski moved to have Attorney Jackson draft a positive Recommendation for the Village Board. Member Smith seconded the motion. The motion was approved by a five (5) to zero (0) vote.

Member Brumirski moved to approve the Recommendation. Member Smith seconded the motion. The motion was approved by a five (5) to zero (0) vote.

Other / Old Business – None.

The meeting was adjourned.