

**ZONING BOARD OF APPEALS MEETING
JUNE 7, 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: Acting Chair Steve Rusczyk; Members Peter Weismantle, Mas Takiguchi, Mark Hansen, David Brumirski and Kimberlee Smith

ABSENT: Chair Jim Lencioni

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 Weismantle. A voice vote was taken and the agenda was approved by a six (6) to zero (0) vote as submitted.

Approval of Meeting Minutes

Motion by Member Smith, Seconded by Member Weismantle. A voice vote was taken and the April 12, 2023 Minutes were approved by a six (6) to zero (0) vote as submitted.

Motion by Member Takiguchi, Seconded by Member Smith. A voice vote was taken and the May 3, 2023 Minutes were approved by a six (6) to zero (0) vote as submitted.

Non-Agenda Public Comment – None

New Business / Public Hearings and Findings of Facts

Rasheda Jackson, Counsel, swore-in those wishing to testify.

Mr. Bruce read a description of the case as follows:

CALENDAR NUMBER: 09-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a special use permit application filed by the Applicant, Chetranda Gray, to operate a reception/banquet facility pursuant to Section 8.3 (“Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 6435 North Avenue, Oak Park, Illinois, Property Index Number 16-06-206-008-0000 in the NA North Avenue Zoning District.

Ms. Chetranda Gray spoke as the Applicant. She says that the building currently adheres to strict safety protocols and will not have substantial or unduly negative impact on the neighborhood or endanger public health or safety. We will continue to abide by the occupancy guidelines and maintain a dean and safe environment for our supporters as well as local businesses and residents. Our building will continue to be held to the highest standards and provide excellent service to the community.

Ms. Gray say that the proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity. Our request for special use is compatible

with the general land use of adjacent properties and other properties within the immediate vicinity. We are in a commercial district, and we will not interfere with the hours of operation of any of the surrounding businesses. We have designated off street parking for our guests-11 spaces.

Ms. Grey discusses building improvements made over the last year, such as new concrete being laid in the rear of our building as well as a new privacy fence which helps improve the maintenance and disposal of waste. New Concrete in rear of building that defines the parking spots associated with our building. We installed an 8ft privacy fence to ensure that our dumpster and any overflowing trash is contained specifically to our business. Dumpster pick up is managed twice a week to ensure continued safety and cleanliness around our property. All our staff are required to wear uniform.

Ms. Gray says that they have established a special management team for walk throughs after every event held at The Miranda Hall. This team ensures that all events are wrapped up within the allotted timeframe, as well as ensures that all cleaning is complete eliminating any inconvenience to any local businesses and/or residents. Daily parameter checks by our janitorial and security staff Mon - Fri (weekends when applicable).

Ms. Gray says that I have continued to make improvements to our building and the event space to meet all guidelines and provide the best experience possible for our supporters. I envision The Miranda Hall continuing to have successful events that focus on community outreach while creating an environment of unity in the Oak Park community.

Chester Gray spoke in favor of the Application.

Interim Chair Ruszczyk closed the hearing.

The ZBA members discusses placing a condition on the hours of operation and discussed occupancy and chose not to limit occupancy to a number less than the occupancy of 89, which is the occupancy for the space.

Motion by Member Smith to have Rasheda Jackson draft a positive Recommendation to the Village Board. Seconded by Member Weismantle. The motion was approved by a six (6) to zero (0) vote.

Motion by Member Hansen to adopt the draft Recommendation to the Village Board. Seconded by Member Weismantle. The motion was approved by a six (6) to zero (0) vote.

Other / Old Business – None.

The meeting was adjourned.