

**ZONING BOARD OF APPEALS
SEPTEMBER 6, 2017 AT 7:00 P.M.
COUNCIL CHAMBERS-RM. 201**

Call to order and Roll Call

PRESENT: Chair Michael Quinn and Members Steve Ruszczyk, Mark Hansen, Jim Lencioni, Don DeBruin, Deborah McQueen and David Brumirski

ABSENT:

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

QUORUM: Chair Quinn called the meeting to order at 7:00 p.m. and declared that a quorum was present.

Public Comment

None

Introduction and Procedure Outline

Chair Quinn explains the procedure for the evening: we have two public hearings tonight. Mr. Bruce will summarize the application after that the applicant can present whatever they wish to present; following that, anyone who wishes to speak in favor of the application is given an opportunity to do so, followed by anyone who wishes to speak in opposition of the application, followed by anyone who is neither in favor nor opposed to the application but has information that might be useful to the Board. After that the applicant has a chance to summarize and close the public hearing and then the Board will deliberate. If you are going to testify this evening, I'd like to have you sworn in. Mr. Bruce swore in those wishing to testify.

Public Hearings

Cal. No. 09-17-Z Alcuin Montessori School

The applicant has requested that the hearing be continued to the next ZBA meeting. Member Ruszczyk moved to continue the hearing to the next ZBA meeting on October 4, 2017. Member Lencioni seconded the motion. The motion was approved 7-0.

Cal. No. 16-17-Z: 931 Lake Street, the Field School

Mr. Bruce reads a Description of the Case: The Field School, Applicant, is requesting a variation from Section 3.6.3 (B) (2) of the Zoning Ordinance of the Village of Oak Park, which section requires a 25 foot rear yard setback to permit a school use by The Field School, a private school, located at 931 Lake Street within Calvary Memorial Church; whereas the subject property has a six-foot rear yard setback.

Jeremy Mann, founder of the Field School spoke on behalf of the school. Mr. Mann gave an overview of the mission of the school and says that the space within Calvary Church would be a temporary space. He says that the school will host approximately 45 students within three classrooms.

Dan Hill, an Administrator for the school spoke on behalf of the school.

Standard One:

Mr. Mann says that as organized religious participation has declined locally and nationally, the building-related expenses of the church have steadily increased. The School serves a common mission yet exists as a separate charitable organization. The proposal is a win-win for the school and for the church.

Standard Two:

Mr. Mann says that leasing space to the School will allow the Church to leverage the value of its largely vacant weekday space while making possible the educational and social mission of the School.

Standard Three:

Mr. Mann says that the challenge of covering building costs is relatively common, and there is no evidence that the hardship was created by the Church.

Standard Four:

Mr. Mann says that the structure itself will not change at all, and the school's benefits are available to anyone interested in becoming involved.

Standard Five:

Mr. Mann argues that given the limited number of students, the available drop-off and pick-up area in Calvary's pre-existing parking lots, and the mixed-use nature of the neighborhood, the school will have a minimal impact on traffic congestion in the area of the school. The footprint and configuration of the space will not change with the proposed arrangement.

Standard Six:

Mr. Mann says that the proposal is in harmony with the spirit and intent of the Zoning Ordinance.

End of Applicant presentation.

Member Lencioni moved to approve the application. Member Hansen seconded the motion. The motion was approved 7-0.

Approval of Recommendation

Cal. No. 16-17-Z: 931 Lake Street, The Field School

Rasheda Jackson, the ZBA attorney, drafted a Resolution approving the variance. Member Hansen moved to approve the Resolution. Member Ruszczyk seconded the motion. The motion was approved 7-0.

Cal. No. 17-17-Z: 334 S. Oak Park, Cephas Knausenberger

Mr. Bruce reads a Description of the Case: Cephas Knausenberger, Applicant, is requesting a variance from Section 4.10.3 (A) (Required Side Yards) of the Zoning Ordinance of the Village of Oak Park, which section does not allow steps that are necessary for access to a permitted building or structure to be located within a required side yard. The proposal features steps that are located on the north side of the house within the five (5) foot required side yard, and thus not permitted. A variance shall be required to allow the proposed steps to be located within the required side yard.

Mr. Knausenberger indicates that he is requesting a variance to build a basement entry, stairway and sidewalk within four feet of the northern lot line. He says that he wanted to add an entryway to the front of the building. However, the building is located within a Historic district and after consultation with the Historic Preservation Planner, we decided that a side entry would preserve the history/aesthetic needs of the neighborhood.

Standard One:

The Applicant says that roughly 1/3 of the livable space is in the basement. Without adequate access, this space is less useable and therefore less valuable. A reasonable economic impact would be approximately \$14,400 for the full year 2017 or about 37 percent of the current cost of the mortgage and taxes.

Standard Two:

The Applicant says that the cost of building a separate sidewalk and entryway to the south side of the building would significantly increase the cost of addition an entryway to the basement.

Standard Three:

The Applicant says that the Historic District regulations for the front of the building necessitate the variance.

Standard Four:

The Applicant says that proposal is for an area between an existing sidewalk and the building encompassing approximately 30 square feet and will not be readily visible from the street.

Standard Five:

The Applicant says that a secondary entrance will enhance safety at the current property as well as provide additional width and access to the side of the building.

Standard Six:

The Applicant says that the intent of the proposal is to enable development within the confines of preserving the character of the neighborhood. The property is located in an R-7 zone and there are many buildings that have side entrances within the side yard setback.

Standard Seven:

The Applicant says that the project is minimal in impact due to the fact that there is an existing sidewalk already in the setback area and the increased value/use from the property clearly justifies this allowance.

Deliberations

Member Lencioni moved to deny the application. Member Brumirski seconded the motion. The motion fails 3-4. Members Quinn, Hansen, DeBruin and McQueen voted against the motion.

Member DeBruin moved to approve the application. Member McQueen seconded the motion. The motion fails 3-4. Members Ruszczyk, Hansen, Lencioni, and Brumirski DeBruin voted against the motion.

Rasheda Jackson, the ZBA attorney, indicated that she would draft a Resolution denying the variance for the next meeting.

Minutes

None

Adjournment