

**ZONING BOARD OF APPEALS  
MARCH 7, 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, Don DeBruin, Jim Lencioni and David Brumirski

**ABSENT:** Member Deborah McQueen

**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 applications after that the applicants can present whatever they wish to present; 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. Finally, the applicants have 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 Comment**

None

**Public Hearings**

**Cal. No. 22-17-Z: 200-216 Lake Street, Azim Hemani**

Mr. Bruce reads a Description of the Case: Azim Hemani, Applicant, is seeking variations from the following section of the Oak Park Zoning Ordinance, which section details the required dimensional standards for the NC Neighborhood Commercial Zoning District, to allow the proposed addition of a mixed-use building at 216 Lake Street to an existing commercial building at the premises commonly known as 200-212 Lake Street, Oak Park, Illinois:

- a. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a maximum building height of 45; whereas the proposal features a building height of 47'-1";
- b. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a street setback build-to zone of 0' to 5'; whereas the proposal features an addition that aligns with the existing commercial building that features a 44'-6" street setback;

- c. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a 15' rear setback; whereas the proposal features an addition that aligns with the existing commercial building that features a three (3') foot setback; and

Mr. Virani, architect, has requested that the meeting be continued to the next regularly scheduled meeting due to medical issues.

Member Lencioni moved to continue the hearing to the May 2, 2018 ZBA meeting. Member DeBruin seconded the motion. The motion was approved 6-0.

**Cal. No. 04-18-Z: 161-163 N. Marion Street, Jehad Jay Ammra**

Mr. Bruce reads a Description of the Case: Jehad Jay Ammra, Applicant and Owner, is seeking a variation from Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, which section prohibits medical/dental clinics (orthodontics office) from being located within the first 50 feet of the street lot line at grade level or on the ground floor of any building within the DT-1 and Dt-2 Sub-Districts of Downtown, to allow an orthodontics office on the ground floor within 50 feet of a street line at the premises commonly known as 161-163 N. Marion Street, Oak Park, Illinois.

Sara Musa, Real-estate Broker for the listing Agent of the property, says that the property has been on the market for approximately 179 days. She indicates that the property has many challenges. She recalls showing the property approximately 22 times, mainly to medical type users. She indicates that the high taxes and the monthly HOA has been a deterrent.

Ms. Musa says they have only received one good offer for the property from Dr. Lazari. Mr. Lazari's offer has been accepted by the seller and the sell is contingent on zoning relief. Ms. Musa runs down a list of issues with the property that has made the property very challenging to sell or rent.

Dr. Paul Lazari spoke in favor of the application. Mr. Lazari describes that he would like to operate an Orthodontics office. He describes the differences between a regular dental office and an orthodontics office.

Theresa Jergus, local realtor, spoke in favor of the application indicating that a boutique type of destination spot would be a good fit for the area.

Deliberations closed

Member Brumirski moved to have the ZBA attorney draft a Resolution approving the variances. Member Hansen seconded the motion. The motion was approved 6-0.

Member Hansen moved to adopt the revised, draft Resolution approving the variation application. Member Brumirski seconded the motion. The motion was approved 6-0.

#### Minutes

Member Hansen moved to approve the draft minutes from February 7, 2018. Member Brumirski seconded the motion. The motion was approved 5-0. Member Lencioni abstained.

#### Resolutions

Member Hansen moved to approve the draft resolution for 838 Madison Street, denying the variance request. Member Brumirski seconded the motion. The motion was approved 5-0; 1 member abstained.

Member Hansen moved to approve the draft resolution for 500 Linden Avenue, denying the variance request. Member Ruszczyk seconded the motion. The motion was approved 5-0; 1 member abstained.

Other Business

None

Adjournment