

**ZONING BOARD OF APPEALS
MAY 2, 2018 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, David Brumirski, Don DeBruin and Deborah McQueen

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 and indicating that we have three public hearing scheduled tonight.

Public Hearings

Cal. No. 05-18-Z: 200-216 Lake Street, Azim Hemani

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 street setback build-to zone of 0' to 5'; whereas the proposal features an addition that will align with the existing commercial building that features a 44'-6" street setback; and
- b. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a 15' rear setback; whereas the proposal features an addition that will feature an eight (8') foot rear setback.

Mr. Virani, architect, speaking on behalf of the owner, gives a brief description of the proposed project. Lots 200-210 Lake Street are presently under the ownership of 200 raza l.l.c and they also own the contiguous lot 216, Lake Street. The owners wish to develop these lots from 200 to 216 as one contiguous lot.

Mr. Virani discusses various design considerations that feature the building pulled up to Lake Street and a curb-cut off of Lake Street just as the Zoning Ordinance and the Lake Street Plan envisions. Mr. Virani discusses the hardships that result from those design. He indicates that the curb-cut needs to be 22 feet in width to allow two-way traffic into and out of the site. He says that the

easement located at the rear of the property off of the alley is not wide enough for two-way traffic. In addition, it would not be appropriate to carry commercial traffic from Lake Street to a residential alley. Mr. Virani says that this design only allows for four parking spaces on the site. The lack of proper lot width and access only from Lake Street put some serious limitations on the development potential.

Mr. Virani discusses the three approval standards and how the proposal meets each.

End of Applicant presentation.

Cross Examination

Mr. Bruce Cox, Werner Huget, Debra Levine, Laura Young, Ellen Dove and Maria Nitsche all cross-examine the Applicant.

Mr. Bruce Cox, Werner Huget, Debra Levine, Laura Young, Ellen Dove and Maria Nitsche all testify on matters relating to the neighborhood plan, light trespass, the Zoning Ordinance regulations, traffic and life safety aspects that the proposal does not meet in their opinion.

Member DeBruin moved to approve the variance requests. Member McQueen seconded the motion. The motion failed 6-0.

Cal. No. 06-18-Z: 1024 Washington Boulevard

Jonathon Hague/Hague Architecture, Applicant, is seeking variations from the following sections of the Oak Park Zoning Ordinance, which sections detail the requirements for an interior side setback, number of allowed dwelling units and maximum building height, to allow the construction of a nine (9) unit multi-family building located at the premises commonly known as 1024 Washington Boulevard, Oak Park, Illinois;

- a. Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) requires a minimum interior side yard setback of five (5'); whereas the proposal features a three (3') foot setback along the east side of the property; and
- b. Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) requires a maximum building height of 45 feet; whereas the proposal features a residential building at a height of 55 feet; and
- c. Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) requires a minimum lot size of 9,900 square feet to support nine (9) dwelling units; whereas the proposal features an 8,010 square foot lot.

Johnathon Hague spoke on behalf of the Applicant. Mr. Hague says that the original size of this lot was 50' x 178', and that a 5'-0" x 178' section of the parcel was sold off to the 1020 Washington building (Building to the East) when it was developed. The proposed 9 unit condominium projects success relies on the requested variances. Mr. Hague says that the side yard setback was reduced to provide adequate width for parking and the units. The height and unit numbers are a factor that relates to overall building costs and projected projects costs and ultimately profits. The development and associated costs are projected slightly above \$4M, on the project at 8 units the projected profit will be approximately \$43K, therefore the request for 9 units. The proposed exterior design and interior build out will be of a high quality, we are proposing to provide a high end project that provides a compliment to Oak Park's rich and historic architecture.

The Applicant was cross examined by William Love who is a condo owner at 1020 Washington Blvd. Mr. Love also testified that the project should not be approved.

Member Hansen moved to approve the requested variances. Member DeBruin seconded the motion. The motion was approved 4-3.

Member Hansen moved to have the ZBA attorney amend the draft Resolution approving the requested variances. The Resolution was amended changing the height request from 55 feet to 52 feet. Member DeBruin seconded the motion. The motion was approved 5-2.

Cal. No. 07-18-Z: 505 Washington Blvd., Fenwick High School

Fenwick High School, Applicant, is seeking variations from the following sections of the Oak Park Zoning Ordinance, which sections detail the requirements for interior landscaping for parking lots, to construct a temporary parking lot replacing two multiple-family buildings on the west side of Scoville Avenue at the premises commonly known as 505 Washington Blvd., Oak Park, Illinois;

- a. Section 11.7 (A) which section requires that one parking lot island must be provided between every ten parking spaces; whereas the parking lot will feature no parking lot islands;
- b. Section 11.7 (B) which section requires that the minimum total landscape area of a parking lot, including parking lot islands, must be 10% of the total parking lot area; whereas the parking lot will contain zero (0) percent of landscape area; and
- c. Section 11.7 (C) which section requires that all rows of parking spaces must terminate in a landscape area; whereas no rows of parking spaces will terminate in a landscape area.

Dennis Marani speaks on behalf of Fenwick High School who is looking to put in a temporary parking lot on Scoville Ave. The parking lot will include the current buildings at 423-425 and 427-429 Scoville Ave. and the already existing adjacent parking lot. Mr. Marani says that this lot would be a temporary lot which is why we are asking for relief from the zoning requirement for interior landscaping within the parking lot.

Mr. Marani says that the school is in the process of reviewing options for building a permanent parking structure on this site. Assuming we reach a conclusion to move forward with the parking structure, we would remove the proposed temporary lot. If we do not decide to move forward with the parking structure, we would move to comply with the zoning requirements for a permanent parking lot. We would propose to have a 2 year time frame on finalizing this decision.

Mr. Marani addresses the standards. Mr. Marani says that the need for parking at Fenwick High School is a significant issue for the school. Due to development in Oak Park, we will be losing roughly 100 spots at Madison and Oak Park which has long been used by our students. Our goal is to maximize parking in this new space to minimize the impact of the loss. We are requesting the variance regarding landscaping because we would lose too many spots if we are required to add the landscaping within the parking lot.

Mr. Marani says that having to comply with the landscape requirement for the parking lot would impose a hardship as it would reduce the number of parking spots. Our goal is to maximize parking in this new space to minimize the impact of the loss of the parking lot at Madison and Oak Park

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

Member Hansen moved to have the ZBA attorney amend the draft Resolution approving the requested variances. The Resolution was amended in regards to ingress and egress of the parking lot. Member Hansen seconded the motion. The motion was approved 7-0.

Minutes

Member Hansen moved to approve the March 7, 2018 Minutes. Member DeBruin seconded the motion. The motion was approved 6-0. Member McQueen abstained.

Member Ruszczyk moved to approve the April 4, 2018 Minutes. Member Hansen seconded the motion. The motion was approved 4-0. Member McQueen, Lencioni and DeBruin abstained.

The meeting was adjourned.