

**ZONING BOARD OF APPEALS  
JUNE 20, 2018 AT 7:00 P.M.  
COUNCIL CHAMBERS-RM. 201**

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 and Roll Call

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

ABSENT: Jim Lencioni

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 one public hearing scheduled tonight.

**Public Hearings**

**Cal. No. 10-18-Z: 325 N. Grove Avenue**

Robert Nutt and Alice McMahan, Applicants, are seeking a variation from Section 9.4 (Table 9-1: Permitted Encroachments Into Required Setbacks) of the Oak Park Zoning Ordinance, which section regulates structures permitted in the required front yard setback, to permit the construction of an off-street parking space in the required front yard setback at the premises commonly known as 325 N. Grove Avenue, Oak Park, Illinois.

The listing agent spoke on behalf of the Applicants. She indicated that overnight parking for the area is extremely challenging and the parking space would help with selling the home, which has been on the market for some time. She indicates that there is one valid offer to purchase the home subject to the parking variance being approved. She says that the selling price for the home has been reduced due to no onsite parking. She says that everyone else on the block has a garage or a space for onsite parking. The she presented a petition with 19 neighbor signatures in favor of the proposal.

Michael Leavy of 331 N. Grove signed up to cross-examine the Applicant. Mr. Leavy asks question about the proposed driveway and curb-cut. He asks whether there were any other curb-cuts on the block. The Applicant indicates that there is a curb-cut north on Kenilworth two blocks north of the Subject Property.

Mr. Caliendo an attorney for Daniel Mazeiro who lives at 321 N. Grove signed up to cross-examine the Applicant. Mr. Caliendo asks about the boundaries of the Frank Lloyd Wright District. He asks

questions about the marketability of the property, reasonable value of the property and original listing price for the property.

Mary Cousin of 332 N. Grove spoke in favor of the application indicating that a potential purchaser of a five-bedroom home expects parking. Robert Nutt, owner of the property spoke in favor of the application indicating that due to the location of the chimney, he is unable to get a car to the rear of the property.

Mr. Caliendo on behalf of Dan Mazeiro, who lives immediately to the south of the Subject Property, spoke in opposition to the application indicating that the owners currently reside in Michigan and the fact that the property was purchased with no onsite parking. Michael Leavy also spoke in opposition to the application indicating that he lives two doors north of the Subject Property and that the owners applied for a parking variation in the past, which was unsuccessful. He indicates that the home is overpriced and that is the reason it has not been sold.

Reuben Donnelly also spoke neither in favor or opposed to the application. He indicated that the owner should focus on removing the chimney which would allow for a car access to the rear of the property.

The listing agent provided closing remarks. The ZBA members deliberated.

Member DeBruin moved to approve the application. Member McQueen seconded the motion. The motion was approved by a 4-2 vote. Members Hansen and Brumirski voted to deny.

The ZBA Attorney presented a draft Resolution to the Board. Member DeBruin moved to approve the amended Resolution approving the variance request. Member Rusczyk seconded the motion. The motion was approved by a 4-2 vote. Members Hansen and Brumirski voted to deny.

The ZBA Attorney presented a draft Resolution denying variance requests for Cal. No. 05-18-Z: 200-216 Lake Street, Azim Hemani. Member Rusczyk moved to approve the Resolution denying the variance requests. The motion was seconded by Member DeBruin. The motion was approved by a 6-0 vote.

The meeting was adjourned.