

**ZONING BOARD OF APPEALS
NOVEMBER 7, 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, Jim Lencioni, David Brumirski, Don DeBruin and Deborah McQueen

ABSENT: Member Mark Hansen

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 two public hearing scheduled tonight and one request for a continuance.

Public Hearings

Cal. No. 19-18-Z: 6545 North Avenue, Matt Mercado

The Applicant Matt Mercado seeks a variation from Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, which section requires that a single-family residential dwelling shall be located above the ground floor in buildings to permit the construction of a single-family residential dwelling unit at the rear on the ground floor, inside a single-story building at the premises commonly known as 6545 North Avenue, Oak Park, Illinois.

The Applicant asks that the application be continued to the next regularly scheduled meeting held on December 5, 2018.

Member Brumirski moved to table the application. Member DeBruin seconded the motion. The motion was approved by a 6-0 vote.

Cal. No. 27-18-Z: 617 Madison Street, Delaine Birch

The Applicant Delaine Birch seeks a variance from Section 8.3 (B) (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance which requires that residential dwelling units be located above the ground floor in buildings in the MS Madison Street District, to permit the construction of a residential dwelling unit in the basement at the premises commonly known as 617 Madison Street, Oak Park, Illinois.

The Applicant says that she has owned the 2-story Greystone building for 18 years. The Applicant argues that the building is not properly configured to be used for commercial uses. She says that the structure is set back about nineteen (19) feet from the front lot line and the ground floor is located three (3) feet below grade. The Applicant says that the lack of visibility is not conducive to store/retail/service tenants. The Applicant says that the hardship is because of the physical characteristics of the Subject Property being set back from the street, and the unit itself being 3 feet below grade.

Member Lencioni moved to approve the application. Member Brumirski seconded the motion. The motion was approved by a 6-0 vote.

The ZBA Attorney presented a draft Resolution approving the variance to the Board. Member DeBruin moved to approve the Resolution. Member McQueen seconded the motion. The motion was approved by a 6-0 vote.

Cal. No. 28-18-Z: 303 N. Marion Street, Robert Picchiotti

The Applicant Robert Picchiotti seeks a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance which requires a minimum 15 foot rear setback to permit the construction of an attached, two-car garage featuring a three (3') foot rear setback off of the west lot line at the premises commonly known as 303 N. Marion Street, Oak Park, Illinois.

The Architect Richard Schmidt presented the application to the Board. He says that the house is presently a 2-flat Victorian home built in the 1880's. He says that the adjacent parcel to the west was sold off to be used as a multiple-family building. He says that other parcels on this block go all the way to the alley. Therefore, Mr. Schmidt argues that the existing shorter subject lot constricts the placement of the garage. He says that a detached garage would be allowed to be constructed one foot off of the adjacent lot as opposed to granting a variance to allow a three foot setback for an attached garage.

The Chair introduced a letter from the adjacent condo owners who are opposed to the variance being approved.

Member DeBruin moved to approve the application. Member Brumirski seconded the motion. The motion was approved by a 6-0 vote.

The ZBA Attorney presented a draft Resolution approving the variance to the Board. The Attorney notes that she will include the letter from the adjacent neighbors. Member Lencioni moved to approve the modified Resolution. Member McQueen seconded the motion. The motion was approved by a 6-0 vote.

Member Lincioni moved to approve the draft minutes from July 18, 2018. The motion was seconded by Member Brumirski. The motion was approved by a 6-0 vote.

Member McQueen moved to approve the draft minutes from October 3, 2018. The motion was seconded by Member Brumirski. The motion was approved by a 6-0 vote.

The meeting was adjourned.