

**ZONING BOARD OF APPEALS
OCTOBER 2, 2019 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, Jim Lencioni, David Brumirski and Deborah McQueen

ABSENT: Member Don DeBruin

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

Chris Donovan is awaiting a response from Development Customer Services regarding an external light issue between two neighbors on his block located in a residential area. This is Mr. Donovan's second time in front of the Board regarding this issue. According to Mr. Donovan, enforcement of the Zoning Ordinance requirements in Article 9 could resolve the external light issue. Mr. Donovan also comments that there is no public commentary sign-in sheet.

Introduction and Procedure Outline

Chair Quinn explains the procedure for the evening, indicating that we have one public hearing scheduled tonight.

Public Hearings

Cal. No. 02-19-Z: 823 Woodbine Avenue, Beth Burdin

The Applicant Beth Burdin seeks variances from Section 9.4 (Table 9-1: Permitted Encroachments Into Required Setbacks) and Section 9.3 (A) (3) of the Oak Park Zoning Ordinance which regulate certain accessory structures permitted in required setbacks, to permit the construction of off-street parking in the required front yard setback at the premises commonly known as 823 Woodbine Avenue, Oak Park, Illinois.

Beth Burdin says that she is a 16 year resident of Oak Park and purchased the Subject Property approximately three years ago. She indicates that she approached the adjacent neighbor requesting an easement to use the neighbor's driveway to access her Subject Property. The adjacent neighbor was not interested. Ms. Burdin says that her family currently parks in the Trader Joes' parking lot, which is about a 20 minute walk to the house.

Jim Nesbitt, Beth Burdin's fiancé, presented a power point presentation. Mr. Nesbitt argues that the property is inconsistent with Village standards and creates significant and unnecessary hardships. He says that there is no alley, no room for a driveway...25' lot and that the property value is impaired by \$100,000 due to lack of parking (see Realtor Letter).

Two letters in support of the application are discussed.

Beth Burdin argues that her family needs a two-car parking space. She says the urban size lot of only 25 feet wide and no alley access is the hardship. A one car parking space does not address her families' hardship.

Chair Quinn closes the hearing. The members deliberated.

Member Ruszczyk moved to approve the application. Member McQueen seconded the motion. The motion was approved by a 4-2 vote. Members Hansen and Brumirski voted no.

The ZBA Attorney presented a draft Resolution approving the variance. Member McQueen moved to approve the draft Resolution. Member Ruszczyk seconded the motion. The motion was approved by a 4-2 vote. Members Hansen and Brumirski voted no.

Member Ruszczyk moved to approve the draft minutes from September 4, 2019. The motion was seconded by Member DeBruin. The motion was approved by a 4-0 vote. Members Brumirski and Lencioni abstained.

New Business

Member Hansen moved to approve the draft 2020 Work Plan. Member Lencioni seconded the motion. The motion was approved by a 6-0 vote.

The meeting was adjourned.

Prepared by Mike Bruce, Zoning Administrator