

**ZONING BOARD OF APPEALS
JULY 3, 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, Don DeBruin, David Brumirski 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, indicating that we have one public hearing scheduled tonight.

Public Hearings

Cal. No. 08-19-Z: 901 N. Lombard Avenue, Jon and Judy Klem

The Applicants Jon and Judy Klem seek a variation from Section 9.3 (N) (2) (c) of the Oak Park Zoning Ordinance which requires that a detached garage must be constructed so that access is from the public alley, to permit the construction of a garage that features access from an existing curb-cut from Division Street at the premises commonly known as 901 N. Lombard Avenue, Oak Park, Illinois.

Judy Klem says that this application is to request a variance to allow a new garage to be built in place of an existing garage with street (not alley) access. She indicates that she received a letter from the Village requesting that she repair her garage. Since the framing is deteriorated and the foundation is cracked, it made more sense to replace the garage with a long-lasting structure that could be attractive and provide energy benefits to the property via solar panels. This plan would allow minimal disturbance to the site and reuse of most site elements.

Tom Bassett-Dilley, architect of record, argues that alley-access for the garage creates many hardships. He says that the green space between the garage and patio would decrease from 7' to less than a foot, reducing the desirability and value of the back yard. He says that the balance of green space would shift from adjacent to the usable areas of the house and yard to the street-alley corner, a less valuable condition and not a desirable place to relocate a patio. He says that the existing fencing would need to be removed and replaced and the extended to accommodate the new garage layout. He adds that the recently constructed curb cut, apron, and parking pad would have to be removed, adding significant expense to the project.

Mr. Bassett-Dilley says that the power pole-stay would have to be relocated, with uncertain expense or timing implications. He argues that delays due to ComEd relocating the power pole structure could jeopardize the owner's ability to qualify for State rebates on solar (the array needs to be online before the end of 2019).

Judy Klem discusses the letters of support that she obtained from her neighbors. A letter from a local realtor was also discussed.

Chair Quinn closed the hearing. The members deliberated.

Member Brumirski moved to approve the application. Member Hansen seconded the motion. The motion was approved by a 7-0 vote.

The ZBA Attorney presented a draft Resolution approving the variance. Member Brumirski moved to approve the draft Resolution. Member DeBruin seconded the motion. The motion was approved by a 7-0 vote.

Member Hansen moved to approve the draft minutes from April 3, 2019. The motion was seconded by Member Lencioni. The motion was approved by a 7-0 vote.

The meeting was adjourned.

Prepared by Mike Bruce, Zoning Administrator