

**ZONING BOARD OF APPEALS
SEPTEMBER 4, 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, Don DeBruin and Deborah McQueen

ABSENT: Members Jim Lencioni and David Brumirski

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 informs the Board about an external light issue between two neighbors on his block located in a residential area. In short, Mr. Donovan would like to see a Dark Skies Ordinance regulations adopted by the Village within the Zoning Ordinance.

Ed Rios warns the Village about the “canonization” impact of allowing hi rises in Oak Park.

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. 10-19-Z: 825 Carpenter Avenue, Lawrence James

The Applicant Lawrence James seeks a variation from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance, which establishes the dimensional standards for the R-3-35 residential zone district, to permit construction of an attached garage featuring an approximately one foot (1'-0”) rear yard setback within the required 14.48 foot rear yard setback at the premises commonly known as 825 Carpenter Avenue, Oak Park, Illinois.

Chris Wollmuth, Architect, argues the case for the Applicant. Mr. Wollmuth says that the hardship is the lack of space for a garage behind the home unless a variance is granted. The hardship is a direct result of the size and shape of the lot, and is inherent to the property and not a personal situation of the owner. He says that there is precedent on the block for an attached garage that encroaches on the setbacks required for a principal structure. Mr. Wollmuth points out that at the south end of the block, the home at 863 Carpenter (immediately off of Harrison on the east side of the street) has an attached garage with direct access off the alley.

Mr. Wollmuth argues that locating the garage behind the home avoids several of the significant issues with shifting the garage to the south. Placing the garage at the north maintains open space to the south for the subject property and also for the surrounding homes. In the proposed configuration, neighbors on all sides have green space to look out on rather than facing buildings on all sides. The proposed setup provides access to the garage from the alley rather than Carpenter which avoids the

conflicts and risks that are implicit with driveways that cross sidewalks and are hidden by parked cars.

Chair Quinn closes the hearing. The members deliberated.

Member Ruszczyk moved to approve the application. Member Hansen seconded the motion. The motion was approved by a 5-0 vote.

The ZBA Attorney presented a draft Resolution approving the variance. Member Hansen moved to approve the draft Resolution. Member McQueen seconded the motion. The motion was approved by a 5-0 vote.

Member Hansen moved to approve the draft minutes from April 3, 2019. The motion was seconded by Member DeBruin. The motion was approved by a 5-0 vote.

The meeting was adjourned.

Prepared by Mike Bruce, Zoning Administrator