

AGENDA

ZONING BOARD OF APPEALS

Wednesday, September 6, 2023

Village Hall – Rm. 201

7:00PM

1. Call to Order / Roll Call
2. Agenda Approval
3. Approval of the Meeting Minutes:

❖ June 7, 2023

4. Non-Agenda Public Comment

Public comments will be read into the record regarding non-agenda items or items on the agenda which are not set for a public hearing. Public comments will be provided to Zoning Board of Appeal Members in their entirety as a single document. Public comment is a time set aside at the beginning of each Zoning Board of Appeals meeting for such public statements. Individuals are asked to email statements to zoning@oak-park.us to be received no later than 30 minutes prior to the start of the meeting. If email is not an option, you can drop comments off in the Oak Park Payment Drop Box across from the parking lot side entrance to Village Hall, 123 Madison Street, to be received no later than 5:00 PM the day of the Zoning Board of Appeals meeting. Questions regarding public comment, or a request to make a public comment during the meeting can be directed to 708/358-5449 or email zoning@oak-park.us.

5. New Business / Public Hearings, Resolutions and Findings of Facts:

- **CALENDAR NUMBER:** 13-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Jesse Hathaway, seeking a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance requiring a five (5’) foot interior setback, where the existing structure sits 3.41’ from the lot line. The variance would permit a dormer addition on the north side of the home with a proposed .32’ setback, in line with an existing bay window on the residence that sits .32’ from the lot line, at the premises commonly known as **412 Clinton Avenue**, Oak Park, Illinois, Property Index Number 16-07-325-003-0000 (“Subject Property”), in the R-5 Two-Family Zoning District.
- **CALENDAR NUMBER:** 14-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicants, Michael and Molly Monaco, seeking variances from Section 9.3 (N)(2)(c) and Section 9.3 (N)(2)(b) of the Oak Park Zoning Ordinance which require that a detached garage must be constructed so that access is from the public alley to permit construction of a garage with access from an existing curb-cut on Adams Street located within the eight (8’) foot corner side yard setback, sitting approximately three (3’) feet from the corner side lot line at the premises commonly known as **600 Clarence Avenue**, Oak Park, Illinois, Property Index Number 16-18-211-001-0000.
 1. Section 9.3 (N) (2) (b) of the Zoning Ordinance, which section requires that detached accessory garages are only permitted in the front and interior side yard, to allow the construction of a garage within the corner side yard, three (3’) feet from the corner side lot line along Adam Street at the Subject Property located at 600 Clarence Avenue; and

If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708-358-5430 or email ADACoordinator@oak-park.us at least 48 hours before the scheduled activity

2. Section 9.3 (N) (2) (c) of the Oak Park Zoning Ordinance which require that a detached garage must be constructed so that access is from the public alley to permit construction of a garage that features access from an existing curb-cut on Adams Street at the premises.

6. Other / Old Business:

None

7. Adjourn