

# **AGENDA**

## **ZONING BOARD OF APPEALS**

Wednesday, October 11, 2023

**Village Hall – Rm. 201**

7:00PM

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

❖ September 6, 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](mailto: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](mailto:zoning@oak-park.us).

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

- **CALENDAR NUMBER:** 15-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Tyler McCray, seeking a variance requests for: 1) An increase in the maximum building coverage to 62.7%, where the maximum building coverage allowed is 60% of the lot per Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance, and 2) An increase in the maximum impervious surface area of the lot to 66.2%, where the maximum impervious surface area allowed is 60% per Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance to permit a ground floor addition at the northeast corner (there is a proposed second floor addition, but requires no variance) of the existing residential building and a new garage located at the premises commonly known as 600 S. Cuyler Avenue, Oak Park, Illinois, Property Index Number 16-17-109-001-0000 (“Subject Property”), in the R-4 Single-Family Zoning District.
- **CALENDAR NUMBER:** 12-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a special use permit application filed by Driven Car Wash, LLC, Applicant, pursuant to Section 8.3 ("Table 8-1: Use Matrix) and Section 5.4 (Table 5-12: RR District Use Restrictions by Building Type) of the Oak Park Zoning Ordinance to construct and operate an express car wash facility with an accessory drive-through at the property located at 6000-6020 Roosevelt Road, Oak Park, Illinois, Property Index Numbers 16-17-331-024-0000, 16-17-331-025-0000, 16-17-331-026-0000, 16-17-331-032-0000, 16-17-331-033-0000 (Premises”) in the RR Roosevelt Road Form-Based Zoning District.

6. **Other / Old Business:**

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](mailto:ADACoordinator@oak-park.us) at least 48 hours before the scheduled activity

## Racial Equity Assessment Discussion

### 7. Adjourn