

AGENDA

ZONING BOARD OF APPEALS

Wednesday, November 1, 2023

Village Hall – Rm. 201

7:00PM

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

- October 11, 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:** 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. (*Continued from October 11, 2023*)
- **CALENDAR NUMBER:** 16-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicants, Michael and Katherine McDonald, seeking a variance from Section 9.3 (N)(2)(a) of the Oak Park Zoning Ordinance where one detached garage is permitted per lot, and the property is grandfathered with two detached garages on the lot. The variance would permit the demolition of the south garage and replacement with a similarly sized garage at the premises commonly known as 329 S. Euclid Avenue, Oak Park, Illinois, Property Index Number 16-07-412-023-0000.
- **CALENDAR NUMBER:** 18-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by Children School of Oak Park (the “Applicant”), seeking a variance from Section 9.3 (A)(5)(b) of the Oak Park Zoning Ordinance requiring that accessory structures must be located no closer

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

to the front or corner side lot line than the front building façade line. The variance would allow outdoor classroom accessory structures (kids playground equipment) to encroach into the front yard between the building façade of the church and Oak Park Avenue at the premises commonly known as 820 Ontario Street, Oak Park, Illinois, Property Index Number 16-07-117-008-0000.

- **CALENDAR NUMBER:** 19-23-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a variance application filed by the Applicant, OP Office Partners, LLC, seeking a variance from Section 10.4 (A) (Table 10.2: Off-Street Parking Requirements) of the Oak Park Zoning Ordinance that requires 37 off-street parking spaces located on a lot within 250 feet of the Subject Property, to reduce the number of required off-street parking spaces from 37 spaces to zero (0) parking spaces at the premises commonly known as 1010 Lake Street, Oak Park, Illinois, Property Index Number 16-07-120-064-0000 (“Subject Property”) in the DT Downtown Zoning District.

6. Other / Old Business:

- Draft Work Plan 2023

7. Adjourn