

# **AGENDA**

## **ZONING BOARD OF APPEALS**

Wednesday, January 3, 2024

**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:

- December 3, 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:** 21-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicants, Roman Stavniichuk and Svitlana Kryzhanovska, seeking a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance, requiring multi-family dwelling units to have a minimum lot area of 5000 square feet of land for the first two units, and an additional 700 square feet of land for each dwelling unit in excess of two units. The subject lot is 40 feet by 125 feet totaling 5000 square feet of land which is 700 square feet less than the required 5,700 square feet to allow the Applicants to construct a third dwelling unit in the basement of an existing two-family dwelling unit building at the premises commonly known as 140 S. Austin Blvd., Oak Park, Illinois, Property Index Number 16-17-115-022-0000 (“Subject Property”), in the R-7 Multiple-Family Zoning District. **(Continued to January 3, 2024)**
- **CALENDAR NUMBER:** 01-24-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, David Hyde, seeking a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance requiring a 20’ front yard setback to permit construction of a front yard addition with a proposed 6.07’ setback, to an existing dwelling unit with a nonconforming front yard setback of 9.83’, at the premises commonly known as 802 Home Avenue, Oak Park, Illinois, Property Index Number 16-18-130-001-0000 (“Subject Property”), in the R-3-35 Single-Family Zoning District.
- **CALENDAR NUMBER:** 20-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Murphy Dental Group, PLLC, seeking a variance from Section 8.3 (Table 8-1: Use Matrix) that prohibits dental clinics from being located within the first 50 feet of the street lot

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

line at grade level or on the ground floor of any building within the DT-1 and DT-2 Sub-Districts of Downtown, allowing Murphy Dental Group, PLLC, a dental clinic, to operate on the ground floor of the existing building and to operate within a 2600 square foot ground-floor addition located within 50 feet of the South Boulevard street line at the property commonly known as 100 S. Kenilworth Avenue, Oak Park, IL Property index Number 16-07-305-001-0000 in the DT-2 Sub-District of Downtown.

**6. Other / Old Business:**

- None

**7. Adjourn**