

AGENDA

ZONING BOARD OF APPEALS

Wednesday, June 4, 2025

Village Hall – Rm. 201

7:00PM

1. Call to Order / Roll Call
2. Agenda Approval
3. Approval of the Meeting Minutes:
 - March 5, 2025
4. Non-Agenda Public Comment (15 Minutes)
5. New Business / Public Hearings, Resolutions and Findings of Facts:
 - **CALENDAR NUMBER: 07-25-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, John Schiess, seeking variances from the following sections of the Oak Park Zoning Ordinance to construct an attached garage addition to the north side of the single-family residence and an addition to the south side of the single-family residence at the property commonly known as 224 N. Marion Court, Oak Park, Illinois, Property Index Number 16-07-114-002-0000 ("Subject Property"), in the R-2 Single-family Zoning District.

1. Article 4.3 (Table 4-1: Residential Districts Dimensional Standards) requires that the principal building shall be setback not less than six (6') feet from the interior lot line to the north; whereas the proposal shows a one (1') foot setback to the north lot line; and
2. Article 4.3 (Table 4-1: Residential Districts Dimensional Standards) requires that the principal building shall be setback not less than six (6') feet from the interior lot line to the south; whereas the proposal shows a three (3') foot setback to the south lot line; and
3. Article 4.3 (Table 4-1: Residential Districts Dimensional Standards) requires that the maximum building coverage for the lot shall not exceed 879.4 square feet (35%); whereas the proposed principal building coverage is 1,413.62 (56%).

- **CALENDAR NUMBER: 08-25-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicants, Matthew and Alyson Schoenfeld, seeking a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance to construct a one-story rear addition to the existing residence that would continue a nonconforming building line of 2.89 feet along the corner side lot line of Erie Street where a nine (9') foot setback is required at the property commonly known as 233 N Lombard Avenue, Oak Park, Illinois, Property Index Number 16-08-114-011-0000 ("Subject Property"), in the R-2 Single-family Zoning District.

- **CALENDAR NUMBER: 09-25-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant,

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

Mosaic Counseling & Wellness, LLC, seeking a variance from Section 8.3 (Table 8-1: Use Matrix), which prohibits medical offices from being located within the first 50 feet of the street lot line at grade level or on the ground floor of any building within the DT-1 and DT-2 Sub-Districts of Downtown. Mosaic Counseling & Wellness, LLC, providing counseling and psychiatric medical care, plans to operate on the ground floor within 50 feet of the North Boulevard street line at the property commonly known as 810 North Boulevard, Oak Park, IL Property index Number 16-07-129-036-0004 in the DT-2 Sub-District of Downtown.

- **CALENDAR NUMBER: 10-25-Z**

The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Hezekiah Early Learning Center LLC, to operate a day care center pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 404 Lake Street, Oak Park, Illinois, Property Index Numbers 16-07-223-022-0000 (“Subject Property”) in the NC Neighborhood Commercial Zoning District.

6. Other / Old Business:

- None

7. Adjourn