

**ZONING BOARD OF APPEALS
FEBRUARY 15, 2017 AT 7:00 P.M.
COUNCIL CHAMBERS-RM. 201**

Call to order and Roll Call

PRESENT: Chair Michael Quinn and Members Steve Ruszczyk, Mark Hansen, Jim Lencioni, Don DeBruin, Deborah McQueen and David Brumirski

ABSENT:

ALSO PRESENT: Jacob Karaca, Counsel; Mike Bruce, Zoning Administrator

QUORUM: Chair Quinn called the meeting to order at 7:00 p.m. and declared that a quorum was present.

Public Comment

None

Introduction and Procedure Outline

Chair Quinn explained the procedure for the evening. Mr. Bruce swore in those wishing to testify.

Public Hearing

Cal. No. 02-17-Z: 1171 S. Grove Avenue, Mark Meagher

Mark Meagher, Owner and Applicant, requests that a variation be granted from Section 3.5.4 (B) (1) of the Zoning Ordinance of the Village of Oak Park, which section requires a front yard setback of not less than 20 feet for the principal structure, to permit the demolition of the existing principal building, which is currently located approximately 17 feet from the front lot line, and the rebuilding of the principal structure approximately 17 feet from the front lot line at the premises commonly known as 1171 S. Grove Avenue.

Mark Meagher, Applicant, will present the case to the ZBA. The Applicant says that he is here to request a front yard setback variance to construct his proposed residence with a consistent front setback to all the other homes on the block. He says that constructing his residence at the required 20 feet would detract from the neighboring properties which are generally setback 16 to 17 feet. The Applicant says that he wants his residence to be an asset to the area and conform to the established setback of the neighbors.

Standard one:

The Applicant says that the existing home have an established and consistent setback. The Applicant argues that the neighbors and zoning requires uniformity. Moving the house back to the required setback would reduce the amount of yard space in his rear yard which would decrease the values of his property compared to his neighbors. Keeping the setbacks consistent with the neighbors will help maintain the character of the neighborhood.

Standard two:

The Applicant says that adhering to the required setback will not be in harmony with the other residences, reduce the amount of green space in the rear, be out of character with the neighbors and thus reduce the resale value of his property.

Standard three:

The Applicant says that adhering to the required setback would effectively punish new construction.

Standard four:

The Applicant says that constructing a home that does not blend with the existing homes would devalue his residence.

Standard five:

The Applicant says that light and air will not be impacted since the proposed construction will adhere to all other required setbacks and open space requirements.

Standard six:

The Applicant says that not adhering to the existing established setback would cause his residence to stick-out and not be in character with the other residences on the block. In fact, the Applicant says that he plans to construct a Gunderson style home consistence with the existing homes.

Standard seven:

The Applicant says that granting the variance would allow his residence to be consistence and in character with his neighbors which is a goal of the Zoning Ordinance.

Jim White, owner of the property at 1166 S. Grove spoke in-favor of the Applicant. Mr. White says that not building in line with the other residences on the block would not look good and be out of character with the other residences.

Chair Quinn closed testimony and moved to deliberations.

Member Brumirski says that he feels that standards one, two and three are not met. He says that the proposed house will be bigger and taller than some of the other homes. It was pointed out that the proposed structure would conform to the size and height requirements of the Zoning Ordinance and thus height and size are not within our purview to review.

Member Lencioni moved to approve the application. Member Hansen seconded the motion. The motion was approved 6-1.

Approval of Resolution

Cal. No. 02-17-Z: 1171 S. Grove Avenue, Mark Meagher

Jacob Karaca, the ZBA Attorney, drafted a Resolution. Member Hansen moved to approve the Resolution after the draft was amended to include Mr. White's testimony. Member Ruszczyk seconded the motion. The motion was approved 6-1.

Approval of Minutes

None

Adjournment

The meeting adjourned at 7:30 p.m.