

AGENDA
ZONING BOARD OF APPEALS

Wednesday, July 18, 2018

Village Hall – Rm. 201

7:00PM

1. Roll Call and Declaration of a Quorum
2. Public Comment
3. Chairperson To Outline Procedure To Be Followed
4. Public Hearing(s)

Cal. No. 13-18-Z: 1336 N. Austin Blvd, David Skudlarek

The Applicant David Skudlarek seeks a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance which requires a minimal lot area of 5,700 square feet to support three dwellings units to allow the construction of a third unit in the basement of the existing two-family building located on a 5253.36 square foot lot at the premises commonly known as 1336 N. Austin Boulevard, Oak Park, Illinois.

Cal. No. 14-18-Z: 167 N. Marion Street, KeKe Uzokwe

The Applicant KeKe Uzokwe seeks a variance from Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance to allow a chiropractor office on the ground floor within 50 feet of a street line at the premises commonly known as 167 N. Marion Street, Oak Park, Illinois.

Cal. No. 15-18-Z: 1034 Linden Avenue, Saint Giles School

The Applicant Reverend Carl Morello, on behalf of Saint Giles School, seeks a variance from Section 6.2 (C) (Table 6-2: I District Dimensional Standards) of the Oak Park Zoning Ordinance which requires a minimum interior side setback of 10 feet. The Applicant seeks a 6'- 8 ⁷/₈" variance to construct an addition that will house an elevator which will result in a 3'-3 ¹/₈" side setback. The Applicant is also requesting a 7'- 10 ³/₄" variance to construct an entrance canopy which will result in a 2'-1 ¹/₄" side setback at the premises commonly known as 1034 Linden Avenue, Oak Park, Illinois.

Cal. No. 16-18-Z: 844 Madison Street, Oak Park School of Music

The Applicants Joanne Cho and Byung Duk Cho seek a variance from Section 8.3 (B) (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance which requires that residential dwelling units be located above the ground floor in buildings in the MS Madison Street District, to permit the construction of a residential dwelling unit at the rear on the ground floor inside a single-story commercial building at the premises commonly known as 844 Madison Street, Oak Park, Illinois.

Cal. No. 17-18-Z: 218 Marion Ct., Chelsie and Brad Bell

Suzanne Andriukaitis, owner, and contract purchasers Chelsie and Brad Bell, as Co-Applicants, are seeking a variation from Section 4.3 (Table 4-1: Residential District Dimensional Standards) of the Oak Park Zoning Ordinance to permit an addition to the existing residential structure that would feature a maximum building coverage of approximately 41.14% of the lot at the premises commonly known as 218 Marion Ct., Oak Park, Illinois.

Cal. No. 18-18-Z: 1041 Lyman Avenue

The Applicant Eduardo De Santiago and Abigail Silva seek variations from Section 9.3 (N) (2) (b) and Section 9.3 (N) (2) (c) of the Oak Park Zoning Ordinance which require that a detached garage must be constructed so that access is from the public alley, and that a detached garage is not permitted within the five (5') foot corner side yard along Harvard Avenue, respectively, to permit the construction of a garage that features access from an existing curb-cut from Harvard Street that is located within the corner side yard 1.68 feet from the corner side lot line at the premises commonly known as 1041 Lyman Avenue, Oak Park, Illinois.

5. Approval of Resolutions/Recommendations

- ✓ Cal. No. 13-18-Z: 1336 N. Austin Blvd, David Skudlarek
- ✓ Cal. No. 14-18-Z: 167 N. Marion Street, KeKe Uzokwe
- ✓ Cal. No. 15-18-Z: 1034 Linden Avenue, Saint Giles School
- ✓ Cal. No. 16-18-Z: 844 Madison Street, Oak Park School of Music
- ✓ Cal. No. 17-18-Z: 218 Marion Ct., Chelsie and Brad Bell
- ✓ Cal. No. 18-18-Z: 1041 Lyman Avenue. Eduardo De Santiago

6. Approval of Minutes

- ✓ **May 2, 2018**
- ✓ **June 6, 2018**
- ✓ **June 20, 2018**

7. Other Business

- ✓ None

8. Adjournment

Contact the Department of Development Customer Services for additional information at (708) 358-5449. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the e-news icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358.5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.