

**ZONING BOARD OF APPEALS
APRIL 3, 2019 AT 7:00 P.M.
COUNCIL CHAMBERS-RM. 201**

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

Call to order and Roll Call

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

ABSENT:

ALSO PRESENT: Rasheda Jackson, 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 explains the procedure for the evening, indicating that we have one public hearing scheduled tonight.

Public Hearings

Cal. No. 02-19-Z: 1032 Superior Street, James & Kelly Bonaccorsi

The Applicants James & Kelly Bonaccorsi seek variances from Section 9.4 (Table 9-1: Permitted Encroachments Into Required Setbacks) and Section 9.3 (A) (3) of the Oak Park Zoning Ordinance which regulate certain accessory structures permitted in required setbacks, to permit the construction of a one vehicle off-street parking space in the required front yard setback at the premises commonly known as 1032 Superior Street, Oak Park, Illinois.

John O'Leary spoke on behalf of the Applicants. Mr. O'Leary indicates that the Applicants have lived at this location since February of 2000. The Applicants had an agreement with Pilgrim Real Estate to park in Pilgrim's parking lot located just north of subject property at 1037 Chicago Avenue. According to Mr. O'Leary, once Pilgrim moved out of the building their lease for a parking space ended. Mr. O'Leary says that prospective purchasers would decline to purchase the property since there is no on-site parking. Mr. O'Leary says that the feedback given was that the lack of parking was a deal killer.

Mr. O'Leary hands out a new plat of survey and an updated site plan to the ZBA Members. He indicates that the new survey shows that there is 18 feet from the porch to the sidewalk as measured from the porch post. He says that single-family dwellings are required to have two (2) parking spaces and this property is the only property on the block that has no on-site parking.

The co-applicant Jim Bonaccorsi says that the property is landlocked. He says that the price of the home has been reduced. He says that he has his neighbor's support. He says the plan would be to use the existing curb-cut and lay down some pavers for a parking pad.

Chair Quinn closed the hearing. The members deliberated. Staff indicated that if approved some type of decorative pavers should be used, but not grass crete.

Member Lencioni moved to approve the application. Member DeBruin seconded the motion. The motion was approved by a 6-1 vote. Member Brumirski voted in opposition to the application.

The ZBA Attorney presented an amended draft Resolution approving the variance with a condition to use decorative pavers. Member Rusczyk moved to approve the amended Resolution. Member Hansen seconded the motion. The motion was approved by a 6-1 vote. Member Brumirski voted in opposition to the Resolution.

Member Rusczyk moved to approve the draft minutes from February 6, 2019. The motion was seconded by Member Hansen. The motion was approved by a 6-0 vote with one (1) abstention by Member Brumirski.

Member Rusczyk moved to approve the draft minutes from March 6, 2019. The motion was seconded by Member Hansen. The motion was approved by a 6-0 vote with one (1) abstention by Member Brumirski.

The meeting was adjourned.