

**ZONING BOARD OF APPEALS
NOVEMBER 19, 2020 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: Acting Chair Jim Lencioni and Members Steve Ruszczyk, Mark Hansen and Deborah McQueen and Don DeBruin

ABSENT: Chair Michael Quinn and Member David Brumirski

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

Rasheda Jackson, Village Assistant Attorney read a statement regarding remote participation protocol.

Chair Quinn explains the procedure for the evening, indicating that we have one public hearing scheduled tonight.

Public Hearings

CALENDAR NUMBER: 14-20-Z: Elizabeth Adamska

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application for a variance filed by the Applicant, Elizabeth Adamska, seeking a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) and Section 9.3 (N) (1) (b) of the Oak Park Zoning Ordinance, which sections require a minimum five (5’) foot interior setback and that attached garages must be setback a minimum of five feet from the front building wall of the existing structure, respectively, to construct a two-story addition that will result in an approximate 3.9 foot interior setback and the attached garage is proposed to be constructed five (5’) feet in front of the building façade line of the existing house at the property located at 639 Highland Avenue, Oak Park, Illinois, Property Index Numbers 16-17-109-037-0000 in the R-4 Single-Family Zoning District.

Elizabeth Adamska, sole owner of property and Applicant describes that the lot is a legal-size lot but the house is located at the rear of the lot and setback to the north and west are nonconforming featuring zero (0) foot setbacks on each side, respectively. She describes that the home is approximately 1034 square foot with two bedrooms, one bath with no closets. She explains that upkeep on the house has been costly; multiple repairs due to water damage and outdated plumbing, electrical and etc. She says that the proposed addition will be complete with two-bedrooms, two baths, a one car garage and a stairway to the attic.

The Applicant describes the requested relief and argues there is no other viable location to construct a garage addition on the lot. She indicates the hardship is based on the location of the existing structure on the lot. She says that the market value of her home is low due to the fact that there is no garage. She says that a portion of the house would need to be removed to accommodate a garage addition due to the current layout of the home which is not feasible.

Member Ruszczyk moved to approve the application. Member Hansen seconded the motion. The motion was approved by a 5-0 vote.

Rasheda Jackson, Village Assistant Attorney says that the Resolution should be modified to add a letter of recommendation from the adjacent neighbor to the south.

Member Hansen moved to approve the modified Resolution approving the application. Member Ruszczyk seconded the motion. The motion was approved by a 5-0 vote.

The ZBA members reviewed and approved a Work Plan for 2021 by a 5-0 vote.

The meeting was adjourned.