

**ZONING BOARD OF APPEALS
JANUARY 6, 2021 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 Jim Lencioni, Steve Ruszczyk, Mark Hansen, Deborah McQueen and David Brumirski

ABSENT: Member Don DeBruin

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.

Rasheda Jackson, Village Assistant Attorney read a statement regarding the authority to conduct remote meetings.

Public Comment

None

Introduction and Procedure Outline

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

Rasheda Jackson, Village Assistant Attorney swore-in those wishing to testify.

Public Hearings

Mr. Bruce reads a description of the case as follows:

CALENDAR NUMBER: 06-20-Z: Tayloe Glass

The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use application filed by the Applicant, Donn Todd, to operate a contractor shop, Tayloe Glass currently operating at 301 South Boulevard pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 248 Madison Street, Oak Park, Illinois, Property Index Number 16-08-319-022-0000 in the MS Madison Street Zoning District.

Chair Quinn says for the record that he has used Taylor Glass’s services in the past, but could render an impartial decision on the case.

The Applicant says that his existing facility on South Blvd. needs repairs. He says that the new space on Madison Street will allow his business to grow and allow for routine deliveries from the rear of the space. The Applicant explains how his proposal meets the special use permit standards.

Chair Quinn closed the hearing to deliberate.

Member DeBruin moved to recommend approval of the application by the Village Board. Member Lencioni seconded the motion. The motion was approved by a 6-0 vote.

The ZBA Attorney presented a draft positive Recommendation. Member DeBruin moved to approve the Recommendation. Member Lencioni seconded the motion. The motion was approved by a 6-0 vote.

Counsel swore in the Applicants for 420 N. Marion Street.

CALENDAR NUMBER: 16-20-Z: 420 N. Marion Street

Mr. Bruce read a description of the case as follows:

“The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, Wellie Partners, LLC, seeking variances from the following sections of the Oak Park Zoning Ordinance relative to an increase in density, a reduction of the required side setback and a reduction of a required rear yard setback, to permit a three-story addition with parking on the ground floor and two levels of residential above consisting of two residential units at the premises commonly known as 420 N. Marion Street, Oak Park, IL, Property Index Number 16-07-102-031-0000 in the Neighborhood Commercial Zoning District:

1. Section 5.3 (Table 5-1: Commercial District Dimensional Standards) allows one dwelling unit for each 1500 square feet of land. The subject property is 8,125 square feet and thus $8,125/1500$ yields 5 dwellings units. In this case, the proposed number of dwelling units is six (6) rather than five (5) units. The property currently has a total of four (4) dwelling units;
2. Section 5.3 (Table 5-1: Commercial District Dimensional Standards) requires a five (5') foot interior setback for multiple-family buildings. In this case, the interior lot line at issue is the north lot line. The proposed setback is 0 feet, a reduction of 5 feet from the above requirement.
3. Section 5.3 (Table 5-1: Commercial District Dimensional Standards) requires a 15-foot setback from the rear lot line when there is no alley. In this case, the rear lot line is the east lot line. The proposed setback is 5 feet, a reduction of 10 feet from the above requirement.”

The Applicant Marland Hobbs describes his proposal. He says that his property is located in a commercial district wherein more density is encouraged to support retail in the area and increase the tax base. The Applicant has his architect describe the proposed drawings. The architect indicates that the property is landlocked and contains a main house in the front, and a coach house in the rear.

The architect shows drawings of the proposed addition without the variances that are being requested. He likened the added dwelling units to dormitories (632 sf of space) without the variances. Mr. Hobbs discusses how much rent he proposes to collect for the new units. He says that people are downsizing.

Chair Quinn closed the hearing to deliberate.

A discussion ensued regarding the variances. The members did not feel that the standards were met for reducing the side yard setback to zero feet from five feet, but some members felt the standards were met for the other two variances.

Member Lencioni moved to approve variances for the number of units and the rear yard setback, but deny the side yard setback. The motion was seconded by member Hansen. The motion was approved by a 5-1 vote. Member Brumirski voted to deny.

The ZBA Attorney presented a draft Resolution to approve two variances, one for the number of dwelling units and one for the rear yard setback and to deny the side yard setback. Member Ruszczyk moved to approve the modified Resolution. Member Lencioni seconded the motion. The motion was approved by a 5-1 vote. Mr. Brumirski voted to deny.

CALENDAR NUMBER: 17-20-Z: 819 S. Grove Avenue

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, Zude Weng, seeking 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 property located at 819 S. Grove Avenue, Oak Park, Illinois, Property Index Numbers 16-18-133-019-0000 in the R-3-35 Single-Family Zoning District.

The Applicant ask that the application be tabled and continued to the next regularly scheduled meeting held on March 3, 2021. Member Ruszczyk moved to table the application as requested. Member Lencioni seconded the motion. The motion was approved by a 6-0 vote.

Minutes

Member Hansen moved to approve the draft minutes from December 17, 2020. The motion was seconded by Member Lencioni. The motion was approved by a 6-0 vote.

The meeting was adjourned.