

**ZONING BOARD OF APPEALS
FEBRUARY 3, 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 Steve Rusczyk, Jim Lencioni, Deborah McQueen, David Brumirski and Don DeBruin

ABSENT: Member Mark Hansen

ALSO PRESENT: Rasheda Jackson, Counsel; Mike Bruce, Zoning Administrator

QUORUM: Chair Quinn called the meeting to order at 7:04 p.m. and declared that a quorum was present.

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

Public Comment

None

Introduction and Procedure Outline

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

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

Public Hearings

CALENDAR NUMBER: 07-20-Z 111 Madison Street, McDonald's

The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use application filed by the Applicant, McDonalds Corporation, to modify and expand its existing single-lane drive-through facility pursuant to Section 8.3 ("Table 8-1: Use Matrix) and Section 15.2 (B) (Expansion) of the Oak Park Zoning Ordinance to add a drive-through lane for a dual-lane drive-through facility at the property located at 111 Madison Street, Oak Park, Illinois, Property Index Number 16-17-105-003-0000 in the MS Madison Street Zoning District.

The Applicant has requested that the application be continued to the next regularly scheduled ZBA meeting on March 3, 2021.

Member Lencioni moved to continue the application as requested. Member McQueen seconded the motion. The motion was approved by a six (6) to zero (0) vote.

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

CALENDAR NUMBER: 18-20-Z: 412 Iowa Street

The Zoning Board of Appeals ("Board") will conduct a public hearing on an application filed by the Applicant, Lois Platt, as Trustee of the Lois M. Platt Trust, seeking a variance from Section 4.3 (Table 4-1: Residential District Dimensional Standards) of the Oak Park Zoning Ordinance, which requires a minimum rear yard setback of 18' - 5 ½", to permit the construction of a two-story addition featuring a rear yard setback of 15' - 5 ½" at the property located at 412 Iowa Street, Oak Park, Illinois, Property Index Numbers 16-06-418-022-0000 in the R-2 Single-Family Zoning District.

Anthony Ronning, Applicant and Architect, discusses the addition and the location of the addition. He says that he has approached his neighbor's and showed them his proposed addition. Mr. Ronning submitted letters of support from his neighbor's. He addresses each variance standard.

Member Rusczyk asks: what is the size of the addition? The Applicant says that the proposed addition would be 12' x 12'. He says that the lot is small at approximately 80' x 92'. A discussion issued on the placement of a bathroom and how the addition functions nicely to modernize the house. The Applicant says there is no adverse impact to a neighbor.

No one spoke in opposition to the proposed variance request.

Chair closed the hearing for deliberation.

All the members agreed that the addition is small and meets the variance standards.

Member Lencioni moved to approved the variance application. Member McQueen seconded the motion. The motion was approved by a six (6) to zero (0) vote.

Mrs. Jackson, Village Attorney, submitted a draft Resolution approving the variance request.

Member Lencioni moved to approve the Resolution as drafted approving the variance request. Member Brumirski seconded the motion. The motion was approved by a six (6) to (0) vote.

Minutes

None

The meeting was adjourned.