

AGENDA

ZONING BOARD OF APPEALS

Wednesday, May 5, 2021

Remote Meeting-Zoom Platform

7:00PM

SPECIAL NOTE: The Zoning Board of Appeals will conduct the public meeting remotely with live audio available and optional video. The meeting will be streamed live and archived online for on-demand viewing at www.oak-park.us/commissiontv as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT U-Verse subscribers on channel 99. The remote public hearing is authorized pursuant to Section 7(e) of the Open Meetings Act. The Village President has determined that an in-person public hearing is not practical or prudent due to the COVID-19 outbreak during Governor JB Pritzker's current disaster proclamation. It is also not feasible to have a person present at the public hearing due to public safety concerns related to the COVID-19 outbreak.

1. **Roll Call and Declaration of a Quorum:**
2. **Recitation of State Authority to Conduct Remote Meetings:**
3. **Public Comment:**

Public comments will be read into the record regarding non-agenda items or items on the agenda which are not set for a public hearing. Public comments will be provided to Zoning Board of Appeal Members in their entirety as a single document. Public comment is a time set aside at the beginning of each Zoning Board of Appeals meeting for such public statements. Individuals are asked to email statements to zoning@oak-park.us to be received no later than 30 minutes prior to the start of the meeting. If email is not an option, you can drop comments off in the Oak Park Payment Drop Box across from the parking lot side entrance to Village Hall, 123 Madison Street, to be received no later than 5:00 PM the day of the Zoning Board of Appeals meeting. Questions regarding public comment, or to request to make a public comment during the meeting, can be directed to 708/358-5449 or email zoning@oak-park.us.

4. **Chairperson To Outline Procedure To Be Followed:**
5. **Public Hearing:**

CALENDAR NUMBER: 07-21-Z: 248 Madison Street

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 hand car wash and detail center, Miller's Auto Detail LLC 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.

CALENDAR NUMBER: 08-21-Z: 221 Harrison Street

The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use application filed by the Applicant, Sara Swiatlowski, to operate a physical therapy clinic, Real PT, LLC dba The Movement Guild pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 221 Harrison Street, Oak Park, Illinois, Property Index Number 16-17-302-012-0000 in the HS Harrison Street Zoning District.

CALENDAR NUMBER: 09-21-Z: 1021 Wesley Avenue

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, Keith Criminger, seeking variances from the following sections of the Oak Park Zoning Ordinance relative to expanding a structure devoted to a nonconforming use and allowing the maximum height of a principal structure to exceed 30 feet in height, to permit the construction of third floor addition with dormers at the property located at 1021 Wesley Avenue, Oak Park, Illinois, Property Index Numbers 16-18-408-028-0000 in the R-4 Single-Family Zoning District:

1. Section 15.2 (B) prohibits the expansion of a structure devoted to a nonconforming use. The structure is a legal nonconforming two-family dwelling unit located within a single-family zoning district; and
2. Section 4.3 (Table 4-1: Residential District Dimensional Standards) requires that a principal structure shall not exceed 30 feet in height. The proposed third floor addition is approximately 35 feet in height.

CALENDAR NUMBER: 10-21-Z: 1107-1109 Westgate

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, Michael F. Salerno D.D.S., P.C., seeking a variance from Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, which section prohibits dental clinics/offices from being located within the first 50 feet of the street lot line at grade level or on the ground floor of any building within the DT-1 and DT-2 Sub-Districts of Downtown, to allow an dental clinic on the ground floor within 50 feet of a street line at the premises commonly known as 1107-1109 Westgate Street, Oak Park, Illinois, Property Index Number 16-07-125-015-0000 and 16-07-125-035-0000 in the DT Downtown Zoning District.

CALENDAR NUMBER: 11-21-Z: 1010 Lake Street

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, OP Office Partners, LLC, on behalf of US Bank National Association, seeking a variance from Section 9.3 (E) (Automatic Teller Machines) (ATM) of the Oak Park Zoning Ordinance, which requires that outdoor ATMs must be attached to and physically part of a building occupied by a financial institution, to permit the re-installation of an ATM to a non-residential use building (not a financial institution) located at 1010 Lake Street, Oak Park, Illinois, Property Index Numbers 16-07-120-064-0000 in the DT Downtown Zoning District.

6. Approval of Resolutions/Recommendations

- ✓ **CALENDAR NUMBER: 07-21-Z: 248 Madison Street**
- ✓ **CALENDAR NUMBER: 08-21-Z: 221 Harrison Street**
- ✓ **CALENDAR NUMBER: 09-21-Z: 1021 Wesley Avenue**
- ✓ **CALENDAR NUMBER: 10-21-Z: 1107-1109 Westgate**
- ✓ **CALENDAR NUMBER: 11-21-Z: 1010 Lake Street**

7. Approval of Minutes

- ✓ April 7, 2021

8. Other Business

- ✓ None

9. 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.