

**ZONING BOARD OF APPEALS
NOVEMBER 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 Jim Lencioni; Members Steve Ruszczyk, Mark Hansen, Deborah McQueen, David Brumirski and Mas Takiguchi

ABSENT: Don DeBruin

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

QUORUM: The meeting was called to order at 7:00 p.m. and declared that a quorum was present.

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

Minutes

Member Ruszczyk moved to approve the Minutes from October 6, 2021. Member McQueen seconded the motion. The motion was approved by a five (5) to zero (0) vote.

Member Mas Takiguchi joined the Zoom meeting.

Public Comment

None

Introduction and Procedure Outline

Acting Chair Lencioni explains that there is one public hearing on the Agenda tonight.

Attorney Jackson swore-in those wishing to testify this evening.

New Business / Public Hearings and Findings of Facts

CALENDAR NUMBER: 17-21-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, LaRose & Bosco, Ltd., seeking a variance from Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, which section prohibits office uses 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 LaRose & Bosco, Ltd., a law firm (office use) on the ground floor within 50 feet of a street line at the premises commonly known as 1011 Lake Street, Suite 100, Oak Park, in the DT Downtown Zoning District.

John Boscoe spoke first on behalf of the Applicant. Mr. Boscoe introduced himself and his firm saying that LaRose and Boscoe has 8 attorneys and 10 support staff. He describes the type of law that his firm practices.

Dave King, Dave King & Associates, spoke about the history of the tenant space at 1011 Lake Street. Mr. King says that the space has been vacant for over two years and that the space has been office use for approximately 69 years. He discusses why the space is not attractive to retailers due to the internal configuration of the space.

Mr. Bruce says that there are five letters of support in the record.

No one spoke against the variance request.

The hearing was closed.

Member Hansen moved to have Rasheda Jackson draft a Resolution approving the variance request. Member McQueen seconded the motion. The motion was approved by a six (6) to zero (0) vote.

Member Rusczyk moved to approve the draft Resolution that was modified to add the letters of support for the applicant. Member McQueen seconded the motion. The motion was approved by a six (6) to zero (0) vote.

Other / Old Business:

CALENDAR NUMBER: 14-20-Z 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, in the R-4 Single-Family Zoning District.

The variances granted for 639 Highland Avenue are set to expire on November 19, 2021. The Applicant Elizabeth Adamska, applied in writing on October 7, 2021 to extend the variations granted above until 2022.

Ms. Adamska, says that due to the supply chain disruption because of Covid-19 she would like to request an extension of the above variances until November 20, 2022.

Member Rusczyk moved to have Rasheda Jackson draft a Resolution extending the variances granted for 639 Highland to November 20, 2022. Member McQueen seconded the motion. The motion was approved by a six (6) to zero (0) vote.

The meeting was adjourned.