

AGENDA
ZONING BOARD OF APPEALS
Wednesday, December 1, 2021
REMOTE PARTICIPATION MEETING
7:00PM

SPECIAL NOTE: The Zoning Board of Appeals will conduct a remote meeting with live audio available and optional video. The meeting will be available live at <https://us06web.zoom.us/j/82535754958> and streamed live on www.oak-park.us/commissiontv as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT Uverse subscribers on channel 99. The meeting will be archived online for on-demand viewing at www.oak-park.us/commissiontv the following day. The remote meeting is authorized pursuant to Section 7 (e) of the Open Meetings Act. The Village President has determined that an in-person meeting 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 meeting due to public safety concerns related to the COVID-19 outbreak. Public statements of up to five minutes may be made during the meeting. A limited number of written comments will be read into the record at the meeting, all will be placed on the record. To provide public comment at the meeting, you must email a request to zoning@oak-park.us, indicating an intent to speak at the meeting. Requests must 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 entrance to Village Hall, 123 Madison Street, to be received no later than the day prior to the meeting.

1. Call to Order / Roll Call
2. Agenda Approval
3. Approval of the Remote Meeting Minutes:

❖ November 3, 2021 Minutes

4. Non-Agenda 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 a request to make a public comment during the meeting, can be directed to 708/358-5449 or email zoning@oak-park.us.

5. New Business / Public Hearings and Findings of Facts:

❖ **CALENDAR NUMBER:** 19-21-Z The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the Applicant, Good Shepard LLC., to

If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708-358-5430 or email ADACoordinator@oak-park.us at least 48 hours before the scheduled activity

operate a day care center (Good Shepard Learning Center) pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 330-32 Lake Street, Oak Park, Illinois, Property Index Numbers 16-08-118-028-0000 (“Subject Property”) in the NC Neighborhood Commercial Zoning District. **(Request Continuance)**.

- ❖ **CALENDAR NUMBER:** 20-21-Z The Applicant, Pastor Curtiss Lott, seeks a variation from Section 8.4 (M) (Place of Worship) of the Oak Park Zoning Ordinance, which requires that a place of worship in a non-residential district is subject to the dimensional standards of the R-7 District for a non-residential use, to permit the use of Christian Fellowship Ministries in the Maranda Hall, a place of worship at the property commonly known as 6435 North Avenue, Illinois. Property Index Number 16-06-206-008-0000 (“Subject Property”) in the NA North Avenue Zoning District. **(Request Continuance)**.
- ❖ **CALENDAR NUMBER:** 21-21-Z The Applicant, Azim Hemani, seeks a special use permit from Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance of the Village of Oak Park, which section requires a special use permit for Hotels/Motels uses located in the DT Downtown District, to operate a 68 room Holiday Inn Express and Suites at the property commonly known as 1140 Lake Street, Oak Park, Illinois, Property Index Number 16-07-119-014-0000 (“Subject Property”) in the DT Downtown Zoning District.

6. Other / Old Business:

- ❖ **CALENDAR NUMBER:** 16-20-Z 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 variances granted for 420 N. Grove Avenue are set to expire on January 7, 2022. The

Applicant Wellie Partners, LLC, has applied in writing on November 1, 2021 to extend the variations. (**Request Extension**)

7. **Adjourn**