

AGENDA
ZONING BOARD OF APPEALS
Wednesday, January 5, 2022
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/81796178270> 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
 - ❖ December 1, 2021
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, Resolutions 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 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. **(Continued from December 1, 2021; request continuance to February 2, 2022).**
- ❖ **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. **(Continued from December 1, 2021).**
- ❖ **CALENDAR NUMBER:** 01-22-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Massage Fix, LLC, to operate a massage service establishment pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 101 N. Marion Street, Suite 302, Oak Park, Illinois, Property Index Number 16-07-125-020-0000, in the DT Downtown Zoning District.
- ❖ **CALENDAR NUMBER:** 02-22-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a variance application filed by the Applicant, Stephanie Yunez, who seeks a variance from Section 9.3 (L) (1) (a) of the Zoning Ordinance of the Village of Oak Park, which requires that fences located within 35 feet of a front lot line or closer to the front lot line than the existing building, whichever is less, must be open fences and cannot exceed five feet in height, to maintain the existing fence that is six (6) foot tall and does not meet the open fence requirement at the property commonly known as 1007 N. Harlem Avenue, # A, Illinois, Property Index Number 16-06-307-041-0000 (“Subject Property”) in the R-6 Multiple-family Zoning District.
- ❖ **CALENDAR NUMBER:** 04-22-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Khamkoon, LLC, to operate a massage service establishment pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 1105 Holley Court, Oak Park, Illinois, Property Index Number 16-07-119-025-0000, in the DT Downtown Zoning District.

6. Other / Old Business:

- ❖ None

7. Adjourn