

**AGENDA**  
**ZONING BOARD OF APPEALS**  
Wednesday, April 6, 2022  
**REMOTE PARTICIPATION MEETING**  
**7:00PM**

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**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/84514028099> and streamed live on [www.oak-park.us/commissiontv](http://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](http://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](mailto: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:**
  - ❖ January 5, 2022
  - ❖ March 2, 2022
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](mailto: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](mailto:zoning@oak-park.us).

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

- ❖ **CALENDAR NUMBER:** 09-22-Z The Zoning Board of Appeals ("Board") will conduct a public

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](mailto:ADACoordinator@oak-park.us) at least 48 hours before the scheduled activity

hearing on a special use permit application filed by the Applicant, Chetranda Grey, to operate a reception/banquet facility pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 6435 North Avenue, Oak Park, Illinois, Property Index Numbers 16-06-206-005-0000, 16-06-206-006-0000, 16-06-206-007-0000, and 16-06-206-008-0000 in the NA North Avenue Zoning District. **(Request for continuance to May 4, 2022.)**

- ❖ **CALENDAR NUMBER:** 08-22-Z The Zoning Board of Appeals ("Board") will conduct a public hearing on an application filed by the Applicant, Park District of Oak Park, seeking a variance from Section 9.3 (L) (2) (a) which requires that fences and walls located more than 35 feet from a front lot line cannot exceed eight (8') feet in height, to construct a parking lot featuring a 12 foot wall at the rear of the property commonly known as 228-230 Madison Street, Illinois, Property Index Number 16-08-320-018-0000 ("Subject Property") and 16-08-320-017-000 ("Subject Property") in the MS Madison Street Zoning District.
  
- ❖ **CALENDAR NUMBER:** 10-22-Z The Zoning Board of Appeals ("Board") will conduct a public hearing on an application filed by the Applicant, Compass Illinois, Inc., 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 Compass Realty (office use), a real estate brokerage firm, to occupy the ground floor within 50 feet of a street line at the premises commonly known as 803 Lake Street, Illinois, Property Index Number 16-07-129-016-0000 in the DT Downtown Zoning District.

6. **Other / Old Business:**

7. **None**

8. **Adjourn**