

**AGENDA**  
**ZONING BOARD OF APPEALS**  
Wednesday, June 1, 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/82315557481>. 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
- ❖ April 6, 2022
- ❖ May 4, 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:

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

- ❖ **CALENDAR NUMBER:** 09-22-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Chetrandra 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; June 1, 2022)
- ❖ **CALENDAR NUMBER:** 13-22-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a variance application filed by the Applicants, Ira and Nicole Ray. The Applicants seek a variance from Section 9.4 (Table 9-1: Permitted Encroachments Into Required Setbacks) and 9.3 (A)(5)(b) of the Oak Park Zoning Ordinance (“Zoning Ordinance”) which regulates permitted encroachments into required setbacks and requires that a parking pad shall be located no closer to the corner side lot line than the front building façade line of the principal structure to permit construction of a one vehicle off-street parking pad adjacent in the required corner side yard setback and closer to the corner side lot line (Berkshire Street) than the building façade line at the premises commonly known as 1001 N. Marion Street, Oak Park, Illinois, Property Index Number 16-06-113-024-0000 (“Subject Property”) in the R-2 Single-Family Zoning District.
- ❖ **CALENDAR NUMBER:** 14-22-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Rebecca Ralston, 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 1041 Chicago Avenue, Oak Park, Illinois, Property Index Number 16-07-102-030-0000, in the NC Neighborhood Commercial Zoning District.
- ❖ **CALENDAR NUMBER:** 15-22-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a variance application filed by the Applicant, Brynn Medlar. The Applicant seeks a variance from Section 9.4 (Table 9-1: Permitted Encroachments Into Required Setbacks) and 9.3 (A)(5)(b) of the Oak Park Zoning Ordinance (“Zoning Ordinance”) which regulates permitted encroachments into required setbacks and requires that a parking pad shall be located no closer to the front lot line than the front building façade line of the principal structure to permit construction of a one vehicle off-street parking pad in the required front yard setback and closer to the front lot line (Iowa Street) than the building façade line at the premises commonly known as 260 Iowa Street, Oak Park, Illinois, Property Index Number 16-05-316-012-0000 (“Subject Property”) in the R-3-50 Single-Family Zoning District.

6. **Other / Old Business:**

7. **None**

8. **Adjourn**