

AGENDA

ZONING BOARD OF APPEALS

Wednesday, May 1, 2024

Village Hall – Rm. 201

7:00PM

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

- April 3, 2024

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:** 03-24-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicants, Emily and Mathew McNulty, seeking variances from Section 9.3 (N)(2)(b) of the Oak Park Zoning Ordinance requiring that a detached garage is only permitted in the front and interior side yard and not the corner side yard to construct a garage 3.5 feet from the corner lot line within the required nine (9’) foot corner side yard setback along Division Street at the premises commonly known as 850 Linden Avenue, Oak Park, Illinois, Property Index Number 16-06-402-001-0000.
- **CALENDAR NUMBER:** 05-23-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Marcie Babies #1, to operate a day care center pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 326 Lake Street, Oak Park, Illinois, Property Index Number 16-08-118-0031-0000 (“Subject Property”) in the NC Neighborhood Commercial Zoning District.
- **CALENDAR NUMBER:** 04-24-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Marcie Babies #2, to operate a day care center pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 404 Lake Street, Oak Park, Illinois, Property Index Numbers 16-07-223-022-0000 (“Subject Property”) in the NC Neighborhood Commercial Zoning District.

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

- **CALENDAR NUMBER: 06-24-Z Special Use Permit/Variance – Townhomes.** The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, 427 Madison, LLC, seeking a special use permit from Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance of the Village of Oak Park to construct a six (6) unit, 3-story townhouse development facing Madison Street at the premises commonly known as 427 Madison Street, Oak Park, Illinois, Property Index Number 16-18-206-014-0000 (“Subject Property”) in the NC Neighborhood Commercial Zoning District.

In addition, the Applicant seeks three (3) variances from Section 5.3 (Table 5-1: Commercial Districts Dimensional Standards) of the Oak Park Zoning Ordinance (“Zoning Ordinance”), for: 1) a reduction of the rear yard setback from a required 25 feet to 15’-8”, inclusive of the alley, along the west lot line and 2) a reduction of the side yard setback from a required five (5’) feet to zero (0’) feet along the south lot line and 3) an increase in height from a required 35 feet to 42’-6’ at the premises commonly known as 427 Madison Street, Oak Park, Illinois, Property Index Numbers 16-18-206-014-0000 (“Subject Property”) in the NC Neighborhood Commercial Zoning District.

6. Other / Old Business:

- None

7. Adjourn