

AGENDA

ZONING BOARD OF APPEALS

Wednesday, May 22, 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:** 06-24-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a special use permit application filed by the Applicant, Mastec, Mathew Fitzgibbon, on behalf of AT&T Mobility, to install wireless telecommunications antennas pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 408 S. Oak Park Avenue, Oak Park, Illinois, Property Index Number 16-07-418-001-0000 and 16-07-418-005 (“Subject Property”) in the NC Neighborhood Commercial Zoning District.

In addition, the Applicant seeks a variance from Section 8.4 (V) (Wireless Telecommunications Antennas and Towers) (3) (Height) (b) of the Oak Park Zoning Ordinance (“Zoning Ordinance”), which prohibits antennas from increasing the overall existing height of the structure by more than seven feet above the roof, to authorize the installation of 12 antennas, four (4) antennas per sector (typical of three (3) sectors) at a height of sixty-five feet (65’) to the top of antennas located on the 56 foot tall roof of 408 S. Oak Park Avenue, Oak Park, Illinois, Property Index Numbers 16-07-418-001-0000 and 16-07-418-005-0000 (“Subject Property”) in the NC Neighborhood Commercial Zoning District.

- **CALENDAR NUMBER:** 07-24-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Catherine Bendowitz, seeking a variance from Section 9.3 (A)(5)(c) of the Oak Park Zoning Ordinance requiring a four (4) foot setback from the rear lot line to construct a new two-car, 20’ x 20’ garage featuring a rear yard setback of 2.5 feet at the northeast corner of the structure. The variance would permit the demolition of the existing one-car garage featuring a 1.57-foot rear yard setback at the northeast corner of the structure and replaced with a standard two-car garage at the premises commonly known as 1018 N. Harvey Avenue, Oak Park, Illinois, Property Index Number 16-05-

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

115-004-0000.

- **CALENDAR NUMBER:** 08-24-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicants, Mirth Hoyt and Andres Padua, seeking a variance requests for an increase in the maximum impervious surface area of the lot to 62%, where the maximum impervious surface area allowed is 60% per Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance to permit a two-story addition to the single-family residence located at the premises commonly known as 246 Iowa Street, Oak Park, Illinois, Property Index Number 16-05-316-028-0000 (“Subject Property”), in the R-3-50 Single-Family Zoning District.

6. Other / Old Business:

- None

7. Adjourn