

AGENDA

ZONING BOARD OF APPEALS

Wednesday, November 9, 2016

Village Hall – Rm. 215

7:00PM

1. Roll Call and Declaration of a Quorum
2. Public Comment
3. Chairperson To Outline Procedure To Be Followed
4. Public Hearing(s)

Cal. No. 25-16-Z: 1160 S. Harvey Avenue, Robert Wcislo

Robert Wcislo, applicant, requests that a variation be granted from Section 3.5.4 (B) (1) of the Zoning Ordinance, which section requires a front yard setback of not less than 20 feet, to permit the construction of an approximately 6' x 17' enclosed porch resulting in a front yard setback of 7'-8". An enclosed porch is defined as a porch or terrace protected by walls or windows or by a roof having vertical supports. Enclosed porches are not allowed to project into the required front yard setback pursuant to Section 4.10.1 (Appurtenances Permitted in Front Yards). (Open Public Meeting)

Cal. No. 26-16-Z: 400 N. Kenilworth Avenue, Kevin and Dianne Risch

Kevin and Dianne Risch, Applicants, filed an application with the Zoning Board of Appeals for the Village of Oak Park, seeking a construction necessitated variation from Section 4.6 3 (A) of the Zoning Ordinance of the Village of Oak Park, which section establishes a minimum height of 20 feet for a detached accessory building or structure, to permit the maintenance of a newly constructed garage at 400 N. Kenilworth Avenue at its current height of 21 feet. (Open Public Meeting)

Cal. No. 28-16-Z: 264 Iowa Street, Matthew Kustusch

Matthew Kustusch, Applicant, is seeking a variation from Section 4.1 (A) (2) of the Zoning Ordinance of the Village of Oak Park, which section states that buildings or structures shall not occupy smaller lots than the district requirement and from Section 3.5.3 (A) (1) (Minimum Lot Size), which section requires a minimum lot size of 5,000 square feet in the R-3 Single-Family District, to permit the demolition and construction of a new single-family residence on a substandard lot (3,750 square feet) at the premises commonly known as 264 Iowa Street, Oak Park, Illinois. (Open Public Meeting)

5. Approval of Resolutions/Recommendations

- ✓ Cal. No. 25-16-Z: 1160 S. Harvey Avenue, Robert Wcislo
- ✓ Cal. No. 26-16-Z: 400 N. Kenilworth Avenue, Kevin and Dianne Risch
- ✓ Cal. No. 28-16-Z: 264 Iowa Street, Matthew Kustusch

6. Approval of Minutes

- ✓ October 5, 2016

7. Other Business

✓ None

8. Adjournment

Contact the Department of Development Customer Services for additional information at (708) 358-5449. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

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