

AGENDA

ZONING BOARD OF APPEALS

Wednesday, December 7, 2016

Village Hall – Rm. 201

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. 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 Hearing)

Cal. No. 29-16-Z: 1159 Lyman Avenue, Fred Baryla

Fred Baryla, on behalf of the property owner, is seeking variations from the following sections of the Zoning Ordinance of the Village of Oak Park to permit the construction of a new single-family residence using the existing foundation on a substandard lot of record at the premises commonly known as 1159 Lyman Avenue, Oak Park, Illinois;

1. Section 4.1 (A) (2), which section states that buildings or structures shall not occupy smaller lots than the district requirement of 3,500 square feet, whereas the existing lot is 3,158.5 square feet; and
2. Section 3.5.4 (A) (1) (Minimum Lot Size), which section requires a minimum lot size of 3,500 square feet in the R-4 Single-Family District, whereas the existing lot is 3,158.5 square feet; and
3. Section 3.5.5 (B) (2) (Rear Yards), which section requires a 25 foot rear yard setback, whereas the applicant is proposing a four (4) foot setback to accommodate a garage door at the rear of the property; and
4. Section 3.5.4 (B) (3) (Side Yards), which section requires a side yard setback of not less than five (5) feet, whereas the existing foundation is located three inches (3") from the north lot line and 4'-1" from the south lot line. (Table from November 30th)

Cal. No. 30-16-Z: 743 S. Highland Avenue, Mark Meagher

Mark Meagher, Owner and 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 for the principal structure, to permit the demolition of the existing principal building, which is currently located approximately 10 feet from the front lot line, and the rebuilding of the principal structure approximately 10 feet from the front lot line. (Open Public Hearing)

5. Approval of Resolutions/Recommendations

- ✓ Cal. No. 28-16-Z: 264 Iowa Street, Matthew Kustusch
- ✓ Cal. No. 29-16-Z: 1159 Lyman Avenue, Fred Baryla
- ✓ Cal. No. 30-16-Z: 743 S. Highland Avenue, Mark Meagher

6. Approval of Minutes

- ✓ November 9, 2016
- ✓ November 30, 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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