

AGENDA

ZONING BOARD OF APPEALS

Wednesday, January 6, 2021

Remote Meeting-Zoom Platform

7:00PM

SPECIAL NOTE: The Zoning Board of Appeals will conduct the public hearing remotely with live audio available and optional video. The meeting will be streamed live and archived online for on-demand viewing at www.oak-park.us/commissiontv as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT U-Verse subscribers on channel 99. The remote public hearing is authorized pursuant to Section 7(e) of the Open Meetings Act. The Village President has determined that an in-person public hearing 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 public hearing due to public safety concerns related to the COVID-19 outbreak.

- 1. Roll Call and Declaration of a Quorum:**
- 2. Recitation of State Authority to Conduct Remote Meetings:**
- 3. 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 to request to make a public comment during the meeting, can be directed to 708/358-5449 or email zoning@oak-park.us.

- 4. Chairperson To Outline Procedure To Be Followed:**
- 5. Public Hearing:**

CALENDAR NUMBER: 06-20-Z: Tayloe Glass

The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use application filed by the Applicant, Donn Todd, to operate a contractor shop, Tayloe Glass currently operating at 301 South Boulevard pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 248 Madison Street, Oak Park, Illinois, Property Index Number 16-08-319-022-0000 in the MS Madison Street Zoning District.

CALENDAR NUMBER: 16-20-Z: 420 N. Marion Street

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, Wellie Partners, LLC, seeking variances from the following sections of the Oak Park Zoning Ordinance relative to an increase in density, a reduction of the required side setback and a reduction of a required rear yard setback, to permit a three-story addition with parking on the ground floor and two levels of residential above consisting of two residential units at the premises commonly known as 420 N. Marion Street, Oak Park, IL, Property Index Number 16-07-102-031-0000 in the Neighborhood Commercial Zoning District:

1. Section 5.3 (Table 5-1: Commercial District Dimensional Standards) allows one dwelling unit for each 1500 square feet of land. The subject property is 8,125 square feet and thus $8,125/1500$ yields 5 dwellings units. In this case, the proposed number of dwelling units is six (6) rather than five (5) units. The property currently has a total of four (4) dwelling units;
2. Section 5.3 (Table 5-1: Commercial District Dimensional Standards) requires a five (5’) foot interior setback for multiple-family buildings. In this case, the interior lot line at issue is the north lot line. The proposed setback is 0 feet, a reduction of 5 feet from the above requirement.
3. Section 5.3 (Table 5-1: Commercial District Dimensional Standards) requires a 15-foot setback from the rear lot line when there is no alley. In this case, the rear lot line is the east lot line. The proposed setback is 5 feet, a reduction of 10 feet from the above requirement.

CALENDAR NUMBER: 17-20-Z: 819 S. Grove Avenue

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, Zude Weng, seeking variances from Section 9.4 (Table 9-1: Permitted Encroachments Into Required Setbacks) and Section 9.3 (A) (3) of the Oak Park Zoning Ordinance, which regulate certain accessory structures permitted in required setbacks, to permit the construction of a one vehicle off-street parking space in the required front yard setback at the property located at 819 S. Grove Avenue, Oak Park, Illinois, Property Index Numbers 16-18-133-019-0000 in the R-3-35 Single-Family Zoning District.

6. Approval of Resolutions/Recommendations

- ✓ CALENDAR NUMBER: 06-20-Z: Tayloe Glass
- ✓ CALENDAR NUMBER: 16-20-Z: 420 N. Marion Street
- ✓ CALENDAR NUMBER: 17-20-Z: 819 S. Grove Avenue

7. Approval of Minutes

- ✓ December 17, 2020

8. Other Business

- ✓ None

9. 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.

Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the e-news icon to sign up. Also, follow us on *facebook*, *twitter* and *YouTube*. If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708.358.5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.