

AGENDA

ZONING BOARD OF APPEALS

Wednesday, October 9, 2024

Village Hall – Rm. 201

7:00PM

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

- August 7, 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:** 013-24-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Adam Fotos, seeking a variance from Section 9.3 (N)(2)(c) of the Oak Park Zoning Ordinance requiring that if a lot abuts a public alley that provides adequate access to a street, a detached garage must be constructed so that access is from the public alley, to construct a garage with access from the corner side yard (Fillmore Street) and not the alley at the premises commonly known as 1150 S Cuyler Avenue, Oak Park, Illinois, Property Index Number 16-17-325-001-0000 (“Subject Property”) in the R-4 Single-Family Zoning District.
- **CALENDAR NUMBER:** 14-24-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Anthony Ehiri, seeking a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance to construct a third dwelling unit in the basement of an existing two-family dwelling unit building. The subject lot is 40 feet by 125 feet totaling 5000 square feet of land which is 700 square feet less than the required 5,700 square feet required to allow the Applicants to construct a third dwelling unit at the premises commonly known as 140 S. Austin Blvd., Oak Park, Illinois, Property Index Number 16-17-115-022-0000 (“Subject Property”), in the R-7 Multiple-Family Zoning District.
- **CALENDAR NUMBER:** 15-24-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a special use permit application filed by the Applicant, Worthy Body Work & Healing, to operate a massage service establishment pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 1011 Lake Street, Suite 304, Oak Park, Illinois, Property Index Number 16-07-126-012-0000, in the DT Downtown 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:** 16-24-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Saints’ Rest, LLC, seeking a variance from the following sections of the Oak Park Zoning Ordinance to allow six dwelling units in the building of the existing four-unit building at the premises commonly known as 429-431 Forest Avenue, Oak Park, Illinois, Property Index Number 16-07-102-022-0000 (“Subject Property”), in the R-5 Two-Family Zoning District.

1. Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) only allows Two- Family dwelling units. The existing property is improved with a legal nonconforming four-unit building. The proposal is to allow two additional dwelling units in the building for a total of six dwelling units on the property.

2. Section 15.2 (B) requires that a nonconforming use of a structure cannot be expanded, extended, enlarged, or increased in intensity. The proposal is to add two additional dwelling units in the building of the existing nonconforming four-unit building which increases the intensity of use by two dwelling units.

6. Other / Old Business:

- Review and approve ZBA Workplan 2025.

7. Adjourn