

AGENDA

ZONING BOARD OF APPEALS

Wednesday, December 4, 2024

Village Hall – Rm. 201

7:00PM

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

- November 6, 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: 17-24-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicants, Anthony Wells and Michael Burkes seeking a variance from Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) of the Oak Park Zoning Ordinance to construct a fourth dwelling unit in the basement of an existing three-family dwelling unit building. The subject lot is 30 feet by 125 feet totaling 3720 square feet of land which is 1950 square feet less than the required 6,400 square feet required to allow the Applicants to construct a fourth dwelling unit at the premises commonly known as 110 S. Austin Blvd., Oak Park, Illinois, Property Index Number 16-17-107-030-0000 (“Subject Property”), in the R-7 Multiple-Family Zoning District.

- **CALENDAR NUMBER: 18-24-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a variance application filed by the Applicants, Craig and Kelly Mitchell seeking variations from Section 9.4 (Table 9-1: Permitted Encroachments Into Required Setbacks) and Section 9.3 (P)(1)(a) of the Oak Park Zoning Ordinance (“Zoning Ordinance”). Said Sections regulate permitted encroachments into required setbacks and require that ground mounted mechanical equipment (air conditioning units) shall be located in the interior side yard or the rear yard only and not the front yard at the premises commonly known as 215 Le Moyne Parkway, Oak Park, Illinois, Property Index Number 16-05-109-003-0000 (“Subject Property”).

- **CALENDAR NUMBER: 19-24-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a special use permit application filed by the Applicant, Rui Spa, 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 423 ½ N. Marion Street, Oak Park, Illinois, Property Index Number 16-07-101-008-0000, in the NC Neighborhood Commercial Zoning District.

- **CALENDAR NUMBER: 20-24-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a special use permit application filed by the Applicant, Emiyuki Ortiz, to operate a reception/banquet facility pursuant to Section 8.3 (“Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 6537 North Avenue, Oak Park, Illinois, Property Index Number 16-06-204-0011-0000, in the NA North Avenue Zoning District.

6. Other / Old Business:

- None

7. Adjourn