

Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

MEETING DATE: December 4, 2024

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

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”). These sections regulate permitted encroachments into required setbacks and require that ground mounted mechanical equipment (air conditioning units) shall be located in the interior side or 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”).

APPLICANT INFORMATION

APPLICANT: Craig and Kelly Mitchell
215 Le Moyne Parkway
Oak Park, IL 60302

PROPERTY OWNER: Craig and Kelly Mitchell
215 Le Moyne Parkway
Oak Park, IL 60302

PROPERTY INFORMATION

EXISTING ZONING: R-4 Single-Family Zoning District
EXISTING LAND USE: Single-Family Residence
PROPERTY SIZE: Approximately 4,375 square feet (35' x 125')
COMPREHENSIVE PLAN: Single-Family Development Area

SURROUNDING ZONING AND LAND USES:

NORTH: Le Moyne Parkway followed by R-4 Single-Family District (Single-Family Residential Use)
SOUTH: Public Alley followed by R-4 Single-Family District (Single-Family Residential Use)
EAST: R-4 Single-Family District (Single-Family Residential Use)
WEST: R-4 Single-Family District (Single-Family Residential Use)

Analysis

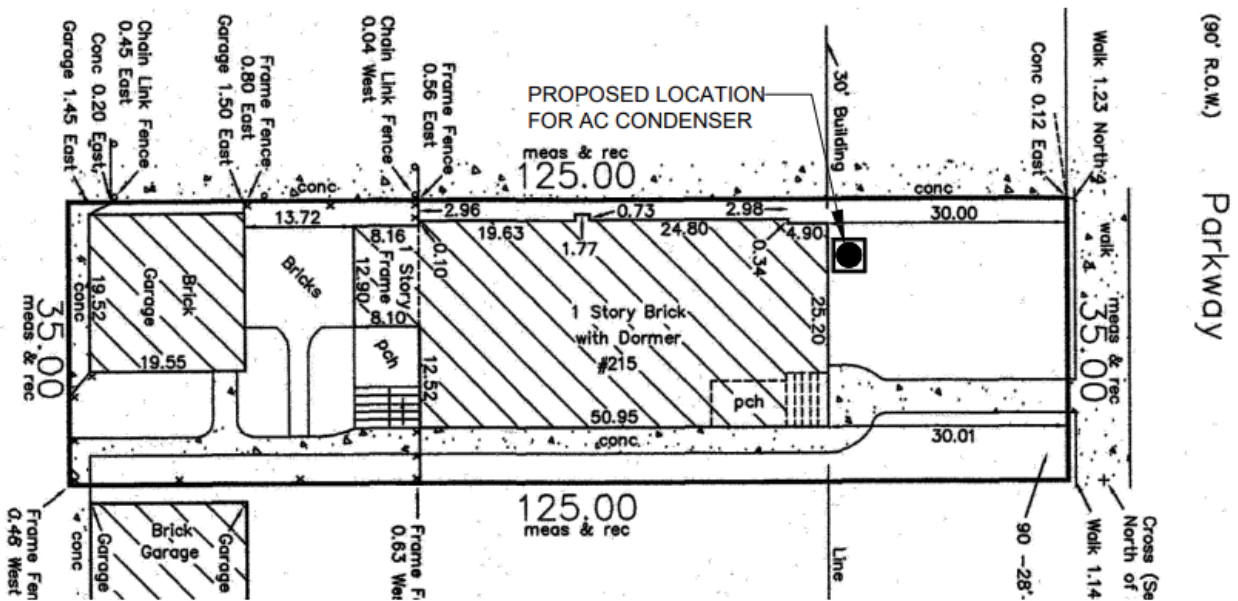
Submittals

This report is based on the following documents, which were filed with The Zoning Administrator – Development Services:

1. Application for Zoning Variation;
2. Project Summary
3. Responses to the standards for receiving a variation, as conveyed in Section 14.3 (E)
4. Plat of Survey;
5. Proposed Location;
6. Landscape Plans; and
7. Photos of Yard.

Description

The project consists of installing a 13 SEER 3 ½ ton A/C condenser on a pad in the front yard. The property currently does not have an outdoor a/c unit. Said unit will be installed at the northwest corner of the home. The proposal features a solid fence and landscaping to screen the unit from view. See the condenser location below.

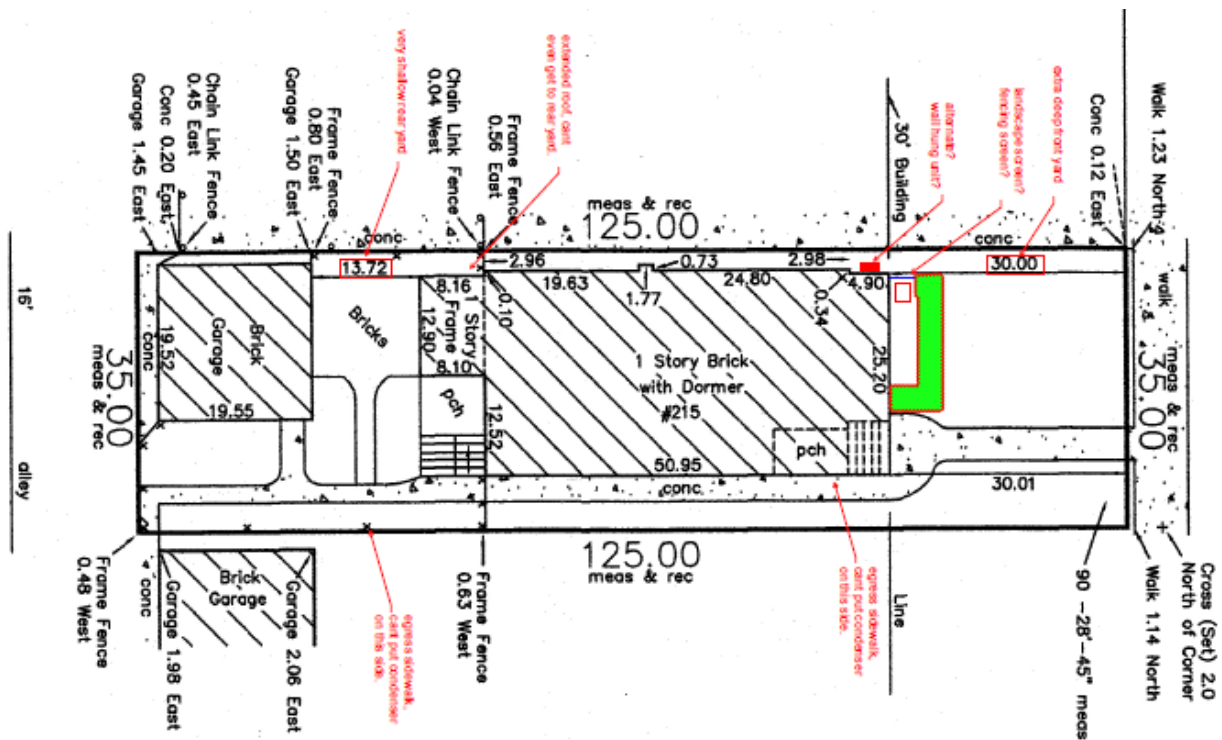


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SITE CONDENSER LOCATION

SCALE: NTS

See image below showing location of proposed landscaping in green and proposed solid fence screen in blue.



Compliance with the Zoning Ordinance

The Applicants are 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") to permit the installation of an A/C Unit in the required front yard. 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.

Mechanical equipment (air conditioning units) are not permitted encroachments into a required front yard setback. An encroachment is the extension of an accessory structure or architectural feature into a required setback. Permitted encroachments are indicated in Table 9-1: (Permitted Encroachments into Required Setbacks). Mechanical equipment is allowed to encroach into the required side and rear yard setback.

A front yard is located between a principal building and the front lot line. A front setback is the required minimum distance per the zoning district that a principal building must be located from the front lot line. In the residential districts, where front yard averaging is permitted, the average front setback of the adjacent lots on either side of a lot may be used to establish the required front setback. Averaging is based on the two adjacent lots on either side or, in the case of a corner lot, the next two adjacent lots. In the case of the Subject Property, the average front setback of the next two lots adjacent to the Subject Property is approximately 30 feet. Thus, the unit is located within the required front yard setback.

Compatibility with the neighborhood

There are single-family dwellings within the immediate area of the Subject Property. As stated above, the mechanical unit will be screened by a fence and landscape material. The unit will not change the aesthetic or site

lines of the block. For the foregoing reasons, the proposed mechanical unit in the front yard would not be incompatible with the neighborhood.

G e n e r a l I n f o r m a t i o n

Project Review Team

The Project Review Team reviewed the request. The Team consists of representatives from various departments and divisions within the Village government. The Team has no issues with the proposal. If approved, the variance should be conditioned on the property owner maintaining the fence and landscape material as designed and keep them in good working condition.

End of Report.

- c. Applicant
 Zoning Board of Appeals members
 Rasheda Jackson, Zoning Board of Appeals, Attorney
 Craig Failor, Village Planner
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