

AGENDA

ZONING BOARD OF APPEALS

Wednesday, April 3, 2024

Village Hall – Rm. 201

7:00PM

1. Call to Order / Roll Call
2. Agenda Approval
3. Approval of the Meeting Minutes:
 - December 6, 2023
 - January 3, 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:** 20-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Murphy Dental Group, PLLC, seeking a variance from Section 8.3 (Table 8-1: Use Matrix) that prohibits dental clinics from being located within the first 50 feet of the street lot line at grade level or on the ground floor of any building within the DT-1 and DT-2 Sub-Districts of Downtown, allowing Murphy Dental Group, PLLC, a dental clinic, to operate on the ground floor of the existing building and to operate within a 2600 square foot ground-floor addition located within 50 feet of the South Boulevard street line at the property commonly known as 100 S. Kenilworth Avenue, Oak Park, IL Property index Number 16-07-305-001-0000 in the DT-2 Sub-District of Downtown.
- **CALENDAR NUMBER:** 02-24-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Slawek Lesny, seeking a variance from the following sections of the Oak Park Zoning Ordinance, to construct a third dwelling unit in the basement of an existing two-family dwelling unit building at the premises commonly known as 1044 S. Grove Avenue, Oak Park, Illinois, Property Index Number 16-18-315-015-0000 (“Subject Property”), in the R-4 Single-Family Zoning District.

1. Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) only allows single-family dwelling units. The existing property is improved with a two-family dwelling unit approved by variance in 1923, and a garage with an apartment above constructed in 1921. The proposal is to add another dwelling unit in the basement for a total of four dwelling units on the property

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

(three units in the front building and one unit above the garage in the rear).

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 an additional dwelling unit in the basement of the existing nonconforming two-unit building which increases the intensity of use by one dwelling unit.

6. Other / Old Business:

- None

7. Adjourn