

**AGENDA**  
**OAK PARK ZONING BOARD OF APPEALS**

Wednesday, March 6, 2013

Village Hall – Rm. 201

**7:00PM**

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1. Roll Call and Declaration of a Quorum
2. Public Comment
3. Chairperson To Outline Procedure To Be Followed
4. Public Hearing(s)

ü Cal. No. 02-13-Z: 109 N. Marion Street, Erica Cuneen

Erica Cuneen, applicant, is requesting a variation from Section 3.9.3 (F) (2) (e) of the Transit-Related Retail Overlay District use restrictions, which Section prohibits general office uses (real estate offices) that are considered to be incompatible with retail uses at grade level or on the ground floor of any building or structure unless located at least 50 feet from any street line in areas adjacent to and in close proximity to mass transit stations.

The applicant seeks to allow the tenant space at 109 N. Marion Street, a tenant space located at grade or ground level and less than 50 feet from the street line, to be used as a general office use (a real estate office) within the Transit-Related Overlay District. **OPEN PUBLIC HEARING.**

ü Cal. No. 01-13-Z: 941 Garfield Street, Oak Park Montessori, Inc. & Lawrence Smith

Oak Park Montessori, Inc. & Lawrence Smith, owner of subject property, as co-applicants, are requesting that variations be granted from Sections 3.6.3 (A) (1) (Minimum Lot Size and Intensity of Use), Sections 3.6.3 (B) (1) (Required Front Yard), 3.6.3 (B) (3) (Required Side Yard), and 3.6.3 (C) (Lot Coverage) of the Zoning Ordinance of the Village of Oak Park, which sections establish a minimum lot size of 10,000 square feet for a school use, a minimum 20-foot front setback, a minimum 5. foot side setbacks, and a principle structure lot coverage not exceeding 45% of the total lot area, including 25% of the lot area landscaped for the absorption of moisture, to expand the use of the existing Montessori School at 935-939 Garfield Street to include the premises commonly known as 941 Garfield Street, Oak Park, Illinois as a private elementary school for children with accessory day care/nursery services. **OPEN PUBLIC HEARING.**

5. Approval of Resolutions/Recommendations

ü NONE

## 6. Approval of Minutes

ü December 5, 2012

ü January 2, 2013

## 7. Other Business

ü Proposed Text Amendments: Use Variations within the Perimeter and Transit-Related Retail Overlay Districts. Review and provide a response to the Plan Commission.

## 8. Adjournment

Contact the Department of Community and Economic Development 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](http://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](mailto:ADACoordinator@oak-park.us) at least 48 hours before the scheduled activity.