

# **AGENDA**

## **ZONING BOARD OF APPEALS**

Wednesday, September 2, 2015

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)

✓ **Cal. No. 10-15-Z: 109 N. Marion Street, Erica Cuneen**

Erica Cuneen, applicant, requests 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), which 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. **(Continue Public Hearing; continued from August 5 to August 19<sup>th</sup>)**

✓ **Cal. No. 14-15-Z: 838 Madison Street, Sugar Beet Co-op**

Sugar Beet Co-op, applicant, is requesting variations from the following sections of the Zoning Ordinance of the Village of Oak Park, for the development of an accessory parking at the premises commonly known as 838 Madison Street, Oak Park, Illinois;

1. Section 3.9.6 G (1) (a) requires that all off-street parking shall be located behind buildings with no exposure to Madison Street or side streets except for permitted access points, or behind buildings with no exposure to Madison Street except for permitted access points, but some exposure to side streets; whereas the proposed off-street parking will not be located behind the proposed building with exposure to Madison Street;
2. Section 3.9.6 (G) (1) (d) and Section 4.7 (A) (1), which sections require that off-street parking spaces that are incidental to a principal use which they serve be located on the same zoning lot;
3. Section 6.4.3 (Parking-Lot Perimeter Landscaping), which section requires that parking lots feature perimeter landscaping and fencing;
4. Section 6.4.4 (Parking Lot Interior Landscaping), which section requires that parking lots feature interior landscaping. **(Continue to October 7, 2015; Continued to September 2, 2015)**

✓ **Cal. No. 13-15-Z: 805 Lake Street, Arthur Murray Dance Studio**

Scoville Square Association LP filed an application pursuant to Section 3.1 "Summary Use Matrix" of the Zoning Ordinance of the Village of Oak Park, requesting the issuance of a special use permit to operate a dance studio (Arthur Murray Dance Studio) in the B-3 Central Business District at the premises commonly known as 805 Lake Street.

In addition, the applicant is requesting relief from the requirements of the Transit-Related Retail Overlay District, namely from Section 3.9.3 (F) (2) (I), which requires that dance studios shall not be located at grade level or on the ground floor of any building or structure unless located at least 50 feet from any street line. .  
.” Relief from the transit-overlay district regulation may be included within the special use permit application.  
**(Open Public Hearing)**

**5. Approval of Resolutions/Recommendations**

- ✓ NONE

**6. Approval of Minutes**

- ✓ August 5, 2015
- ✓ August 19, 2015 Special Meeting

**7. Other Business**

- ✓ 2016 Work Plan

**8. Adjournment**

Contact the Department of Development Customer Services for additional information at (708) 358-5449. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.

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