

AGENDA
ZONING BOARD OF APPEALS

Wednesday, July 20, 2016
Village Hall – Rm. 201
7:00PM

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. 15-16-Z: 1144 Lake Street, Nicholas Karris

Nicholas Karris, applicant, filed a petition pursuant to Section 3.1 "Summary Use Matrix" and Section 4.5.2 CC of the Zoning Ordinance of the Village of Oak Park, requesting the issuance of a special use permit to operate a Financial Institution (Bank of America) on the first floor within the B-4 Downtown Business District at the premises commonly known as 1144 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) (y), which requires that financial institutions 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. **(Continued from July 20, 2016) (Open Public Hearing)**

Cal. No. 18-16-Z: 1042 Chicago Avenue, Brent Showalter

Brent Showalter, Applicant, is seeking a variation from Section 6.2.2 (D) (Number of Required Off-Street Parking Spaces) of the Village of Oak Park, to reduce the number of required off-street parking spaces from eight (8) to three (3) off-street parking spaces to permit the construction of a single-story commercial building with basement, providing three (3) on-site parking spaces, at the premises commonly known as 1042 Chicago Avenue, Oak Park, Illinois.

Cal. No. 19-16-Z: 805 Lake Street, District House LLC Sales Office

Scoville Square Associates LP, Applicant, on behalf of District House LLC Sales Center, a general office use, requests a variation from Section 3.9.3 (F) (2) (e) of the Transit-Related Retail Overlay District use restrictions, which section prohibits office uses from locating on the ground floor of buildings within 50 feet of a street line, to allow a general office use (District House LLC Sales Office) on the ground floor of the building within 50 feet of a street line at 805 Lake Street.

5. Approval of Resolutions/Recommendations

- ✓ Cal. No. 15-16-Z: 1144 Lake Street, Nicholas Karris
- ✓ Cal. No. 18-16-Z: 1042 Chicago Avenue, Brent Showalter
- ✓ Cal. No. 19-16-Z: 805 Lake Street, District House LLC Sales Office

6. Approval of Minutes

✓ July 6, 2016

7. Other Business

✓ None

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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