

AGENDA

ZONING BOARD OF APPEALS

Wednesday, December 6, 2017

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. 22-17-Z: 200-216 Lake Street, Azim Hemani

Azim Hemani, Applicant, is seeking variations from the following section of the Oak Park Zoning Ordinance, which section details the required dimensional standards for the NC Neighborhood Commercial Zoning District, to allow the proposed addition of a mixed-use building at 216 Lake Street to an existing commercial building at the premises commonly known as 200-212 Lake Street, Oak Park, Illinois:

- a. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a maximum building height of 45; whereas the proposal features a building height of 47'-1";
- b. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a street setback build-to zone of 0' to 5'; whereas the proposal features an addition that aligns with the existing commercial building that features a 44'-6" street setback;
- c. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a 15' rear setback; whereas the proposal features an addition that aligns with the existing commercial building that features a three (3') foot setback; and

Cal. No. 23-17-Z: 838 Madison Street, Karla Linarez

Karla Linarez, Applicant, is seeking variations from the following sections of the Oak Park Zoning Ordinance, which sections detail the requirements for an interior side setback, number of required parking spaces and a rear buffer yard, to allow the construction of a mixed-use building with retail/commercial on the ground floor and residential dwelling units above grade located at the premises commonly known as 838 Madison Street, Oak Park, Illinois;

- d. Section 5.3 (Table 5-1: Commercial Districts Dimensional Standards) requires a build-to-line of zero (0') feet along the interior side yard setback; whereas the proposal features a six (6') foot setback along the east side of the property.
- e. Section 10.4 (A) (Table 10-2: Off-Street Parking requirements) requires eleven (11) parking spaces for the 3,564 square feet of retail/commercial space and the three (3) dwelling units above grade; whereas the proposal features six (6) parking spaces, leaving a need for five (5) parking spaces.
- f. Section 11.8 (B) (2) requires a rear buffer yard a minimum of seven (7') feet in width; whereas the proposal features a three (3') foot wide buffer yard.

Cal. No. 24-17-Z: 6603-6609 North Avenue, Jade Sky Real Estate, LLC

Jade Sky Real Estate, LLC, Applicant, is seeking a special use permit from Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance of the Village of Oak Park, which section requires a special use permit for townhouses located in the NA North Avenue District, to construct two, 2-story loft-type units facing North Avenue (Units 1 and 2) and four, 3-story townhome units which are accessed in a secluded east-facing private courtyard (Units 3 through 6) at the premises commonly known as 6603-6609 North Avenue, Oak Park, Illinois.

Cal. No. 26-17-Z: 847 S. Ridgeland Avenue, Gretchen Hameister

Rick Easty, Applicant, filed an application with the Zoning Board of Appeals for the Village of Oak Park seeking a variation from Section 9.3 (N) (2) (b) of the Zoning Ordinance, which section requires that detached accessory garages are only permitted in the front and interior side yard, to allow the construction of a garage within the corner side yard, 2'-4" from the corner side lot line along Harrison Street at the Subject Property located at 847 S. Ridgeland Avenue.

Those property owners within 500 foot notice area and those persons with a special interest beyond that of the general public ("Interested Parties") wishing to cross-examine witnesses must complete and file an appearance with original signatures with the Village Clerk not later than 5:00 PM on the business day preceding the public hearing.

5. Approval of Resolutions/Recommendations

- ✓ Cal. No. 22-17-Z: 200-216 Lake Street, Azim Hemani
- ✓ Cal. No. 23-17-Z: 838 Madison Street, Karla Linarez
- ✓ Cal. No. 24-17-Z: 6603-6609 North Avenue, Jade Sky Real Estate, LLC
- ✓ Cal. No. 26-17-Z: 847 S. Ridgeland Avenue, Gretchen Hameister

6. Approval of Minutes

- ✓ August 2, 2017
- ✓ November 1, 2017

7. Other Business

- ✓ Approve Rules of Procedure

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.

Get the latest Village news via e-mail. Just go to 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 at least 48 hours before the scheduled activity.