

**AGENDA**  
**ZONING BOARD OF APPEALS**

Wednesday, February 7, 2018

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. 01-18-Z: 500 Linden Avenue, Rengaraju and Dhanalakshmi Ganesan**

Rengaraju and Dhanalakshmi Ganesan, Applicants, are seeking variations from the following sections of the Oak Park Zoning Ordinance, which sections detail the requirements for minimum lot size and minimum lot width for lots located in the R-1 Single-Family District, to permit the subdivision of a large lot (18,377.625 square feet) into two smaller lots, where the improved lot containing the existing house would be approximately 10,150 square feet and the new lot would be approximately 8,051.15 square feet in size and approximately 46 feet wide at the premises commonly known as 500 Linden Avenue, Oak Park, Illinois.

- a. Section 4.4 (Table 4-1: Residential Districts Dimensional Standards) requires a minimum lot area of 10,000 square feet; whereas the proposal features a new lot approximately 8,051.15 square feet.
- b. Section 4.4 (Table 4-1: Residential Districts Dimensional Standards) requires a minimum lot width of 50 feet; whereas the proposal features a new lot with an approximate width of 46 feet.

**Cal. No. 02-18-Z: 838 Madison Street, Karla Linarez**

Karla Linarez, Applicant, is seeking a variation from Section 5.3 (Table 5-1: Commercial Districts Dimensional Standards) of the Oak Park Zoning Ordinance, which section requires a build-to-zone of three (3') to five (5') feet along Madison Street, to allow construction of a mixed-use building featuring a zero (0') foot setback along Madison Street located at the premises commonly known as 838 Madison Street, Oak Park, Illinois.

**Cal. No. 03-18-Z: 508 N. Kenilworth Avenue, Oliver Wendell Holmes Elementary School**

Jennifer Costanzo with STR Partners, LLC, Applicant, on behalf of Oak Park Elementary School District 97, is seeking variations from the following sections of the Oak Park Zoning Ordinance, which sections relate respectively to dimensional standards (setbacks) and off-street parking requirements, to permit construction of two additions to the school building on the premises commonly known as 508 N. Kenilworth Avenue, Oak Park, Illinois.

- a. Section 6.2 (C) (Table 6-2: District Dimensional Standards) requires a minimal interior side setback of 10 feet; whereas the proposal features an addition that aligns with the existing school building that features a 7'-2" setback along the eastern lot line; and

- b. Section 10.4 (A) (Table 10.2: Off-Street Parking Requirements) requires that one parking space per classroom be added to accommodate the additional classrooms; whereas the proposal features an addition that will add a total of seven new classrooms while providing no additional on-site parking spaces.

## 5. Approval of Resolutions/Recommendations

- ✓ Cal. No. 01-18-Z: 500 Linden Avenue, Rengaraju and Dhanalakshmi Ganesan
- ✓ Cal. No. 02-18-Z: 838 Madison Street, Karla Linarez
- ✓ Cal. No. 03-18-Z: 508 N. Kenilworth Avenue, Oliver Wendell Holmes Elementary School

## 6. Approval of Minutes

- ✓ December 6, 2017

## 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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