

AGENDA

ZONING BOARD OF APPEALS

Wednesday, August 05, 2015

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. 09-15-Z: 901 Madison Street, Sherwin-Williams**

Kevin Vernick, on behalf of MEV Oak Park LLC, applicant, is requesting variations from the following sections of the Zoning Ordinance of the Village of Oak Park, for the development of a freestanding Sherwin-Williams paint store at the premises commonly known as 901 Madison Street, Oak Park, Illinois;

1. Section 3.9.6 (E) (1) (b) requires that the interior side yard setback shall be not more than zero (0) feet; whereas the proposed building features a five (5) foot interior setback;
2. Section 3.9.6 (E) (1) (c) requires that the rear yard setback shall be twenty-five (25) feet measured from the property line of the adjoining parcel to the rear, inclusive of any alley right-of-way; whereas the proposed building features a four (4) foot rear setback.
3. Section 3.9.6 E (1) (a) requires that the north/south cross street (Kenilworth Avenue) shall maintain a front yard/corner side yard setback of not less than zero (0) feet and not more than fifteen (15) feet; whereas the proposed building is not located within the front yard/corner side yard setback;
4. 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. **(Open Public Hearing)**

✓ **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 to August 19, 2015)**

✓ **Cal. No. 11-15-Z: 1101 S. Wisconsin Avenue, Thomas and Lisa Gill**

Thomas and Lisa Gill, applicants and property owners, are requesting that a variation be granted from Section 3.5.2 (B) (1), which requires an average front yard setback for the principal building shall be not less than 30 feet, whereas the project will feature an enclosed front porch addition with an approximately 21 foot front yard setback.

The applicant is seeking to add an enclosed front porch to the existing principal building. The proposal will closely match the original design of the residence that featured an enclosed porch. **(Open Public Hearing)**

✓ **Cal. No. 12-15-Z: 181-183 S. Oak Park Avenue, Visual Impact Media**

Visual Impact Media, applicant, requests a variation from Section 3.9.3 (F) (2) (I) of the Transit-Related Retail Overlay District use restrictions, which Section prohibits studio uses, 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 181-183 S. Oak Park Avenue, a tenant space located at grade or ground level and less than 50 feet from the street line, to be used as a graphic design studio within the Transit-Related Overlay District. **(Open Public Hearing)**

5. Approval of Resolutions/Recommendations

- ✓ NONE

6. Approval of Minutes

- ✓ July 1, 2015
✓ July 22, 2015

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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