

AGENDA

ZONING BOARD OF APPEALS

Wednesday, October 7, 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. 16-15-Z: 404 Lake Street, Good Shepard's Learning Center**

Selena Burton, on behalf of Good Shepherd's Learning Center, filed an application pursuant to Section 3.1 (Summary Use Matrix) and Section 4.5.2 H (Day-Care Centers) of the Zoning Ordinance of the Village of Oak Park requesting the issuance of a special use permit, authorizing a day-care center located at 404 Lake Street. The proposed day-care center would be for infants and toddlers, operating between the hours of 7:00 a.m. to 6:00 p.m. Monday-Friday. **(Open Public Hearing)**

✓ **Cal. No. 15-15-Z: 226 Harrison Street, Brand and Company, LLC**

Brand and Company, LLC, Applicant, is seeking variations from the following sections of the Zoning Ordinance of the Village of Oak Park to permit the redevelopment of a restaurant building into a mixed-use development at the premises commonly known as 226 Harrison Street, Oak Park, Illinois;

1. Section 3.8.1 (A) (1) (b) which section requires that dwelling units, when a part of a development containing a combination of uses, shall be located on the second floor and above; whereas the proposal features one dwelling unit on the ground floor, along with six (6) studios designed to be used as both a dwelling place and a place of work; and
2. Section 3.8.1 (B) (2) (a) which section requires a five (5) foot setback along Harvey Avenue where frontage in the block is partly in the B-1/B-2 District and partly in a residential district; whereas the existing building features a zero (0) setback along Harvey Avenue; and
3. Section 3.8.1 (B) (2) (c) which section requires a 15 foot setback along the north lot line where the subject lot abuts upon a residential district and is not separated from such district by an alley; whereas the existing building features a zero (0) setback where the subject lot abuts a residential district with no alley; and
4. Section 3.8.1 (C) (Lot Coverage) which section requires that lots devoted to a combination of uses permitted in the B-1/B-2 District shall be landscaped to provide 25% open space for the absorption of moisture; whereas the subject property has a principle structure and concrete that covers 100% of the lot with no open space for landscaping to provide for the absorption of moisture; and

5. Section 6.2.2 (D) (Number of Required Off-Street Parking Spaces) which section requires six (6) parking spaces for the six (6) proposed studios designed to be used for dwelling and a place of work; whereas the existing structure nearly covers the entire lot leaving no space for on-site parking. **(Open Public Hearing)**

5. Approval of Resolutions/Recommendations

- ✓ None

6. Approval of Minutes

- ✓ July 22, 2015
- ✓ August 5, 2015
- ✓ August 19, 2015 Special Meeting

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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