

AGENDA
ZONING BOARD OF APPEALS

Wednesday, March 2, 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. 06-16-Z: 1144 Lake Street, Nicholas Karris

Nicholas Karris, 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, including medical and dental clinics and 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 rear portion of the first floor of the tenant space at 1144 Lake 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 (Harken Health, a health care company) within the Transit-Related Overlay District. (Open Public Hearing)

Cal. No. 07-16-Z: 115 N. Oak Park Avenue, John Conrad Schiess Architect, Ltd.

John Conrad Schiess Architect, Ltd., Applicant, is seeking a variation from Section 3.8.2 (C) (2) of the Village of Oak Park, which section requires that lots devoted to a combination of uses permitted in the B-3 Central Business District shall be landscaped to provide 25% open space for the absorption of moisture, to permit the redevelopment of an existing all commercial use building into a mixed-use development containing residential units at the premises commonly known as 115 N. Oak Park Avenue, Oak Park, Illinois. (Open Public Hearing)

Cal. No. 08-16-Z: 137-147 S. Oak Park Avenue, John Conrad Schiess Architect, Ltd.

John Conrad Schiess Architect, Ltd., Applicant, is seeking a variation from Section 3.8.1 (C) (2) of the Village of Oak Park, which section requires that lots devoted to a combination of uses permitted in the B-1/B-2 General Business District shall be landscaped to provide 25% open space for the absorption of moisture, to permit the redevelopment of an existing all commercial use building into a mixed-use development containing residential units at the premises commonly known as 137-147 N. Oak Park Avenue, Oak Park, Illinois. (Open Public Hearing)

5. Approval of Resolutions/Recommendations

- ✓ None

6. Approval of Minutes

- ✓ January 6, 2015

7. Other Business

- ✓ Recognize Adrienne Eyer for ten years of service to the ZBA.

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.