

# **AGENDA**

## **ZONING BOARD OF APPEALS**

Wednesday, August 3, 2016

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. 16-16-Z: 1136 Lake Street, Spenga Fitness**

S&G Bender, LLC, on behalf of Spenga Fitness, filed an application pursuant to Section 3.1 (“Summary Use Matrix”) of the Zoning Ordinance of the Village of Oak Park, requesting the issuance of a special use permit to operate a health, athletic, recreation and amusement facilities (Spenga Fitness) in the B-4 Downtown Business District at the premises commonly known as 1136-1142 Lake Street. (Open Public Meeting)

**Cal. No. 20-16-Z: 1019 South Boulevard, Unity Temple Unitarian Universalist Congregation**

Unity Temple Unitarian Universalist Congregation (Unity Temple) has proposed a text amendment to the Zoning Ordinance amending Article 3 (“Zoning District Regulations”), 3.1 (“Summary Use Matrix”) to allow Unity Temple to operate an “*ancillary building*” as a permitted use in the B1/B2 General Business District, and an amendment to Article 9 (“Definitions”) by adding a new definition of “Buildings Ancillary to Church/Mosque/temple to read as follows: “*Buildings Ancillary to Church/Mosque/Temple. Buildings operated by a Church, Mosque or Temple which are devoted to recreational or administrative activities or to group activities, other than attending worship services, located on a lot other than that containing the principal church, mosque or temple building.*” (Open Public Meeting)

**Cal. No. 21-16-Z: 1046 S. Oak Park Avenue, Carla Burdock**

Carla Burdock, applicant, filed an application with the Zoning Board of Appeals for the Village of Oak Park seeking a variation from Section 4.6.2 (Location) of the Zoning Ordinance, which requires that no detached accessory building or structure shall be located any closer to an exterior side lot line than is required for the principle building. The subject property is located in an R-5 Two-Family Zoned District wherein the principle structure is required to have a five (5') foot exterior side yard setback along Harvard Street; whereas the project features a carport with a column located one (1') foot from the exterior side lot line along Harvard Street. (Open Public Meeting)

**Cal. No. 22-16-Z: 124 Madison Street, Spiritual Assembly of the Baha'is of Oak Park**

Spiritual Assembly of the Baha'is of Oak Park, Applicant, is seeking a variation Section 3.9.6 (D) (Table D-1: MS District Dimensional Standards) of the Zoning Ordinance of the Village of Oak Park, which section requires a minimum rear setback of 25 feet, to operate a religious assembly hall (church) at the premises commonly known as 124 Madison Street, Oak Park, Illinois. (Open Public Meeting)

**5. Approval of Resolutions/Recommendations**

- ✓ Cal. No. 16-16-Z: 1136 Lake Street, Spenga Fitness
- ✓ Cal. No. 20-16-Z: 1019 South Boulevard, Unity Temple Unitarian Universalist Congregation

- ✓ Cal. No. 21-16-Z: 1046 S. Oak Park Avenue, Carla Burdock
- ✓ Cal. No. 22-16-Z: 124 Madison Street, Spiritual Assembly of the Baha'is of Oak Park

## **6. Approval of Minutes**

- ✓ July 20, 2016

## **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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