

AGENDA

ZONING BOARD OF APPEALS

Wednesday, August 2, 2017

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. 09-17-Z: 6936-6950 Roosevelt Road, Alcuin Montessori School

Alcuin Montessori School, Applicant, is seeking a special use permit from Section 3.9.8 (E) (Table 1: Permitted Building Types by District) of the Zoning Ordinance of the Village of Oak Park, which sections requires a special use permit for schools (a Civic Building and development type) and day care centers located in the Roosevelt Road Form-Based Zoning Overlay District, to construct and operate a private Montessori school with an accessory nursery or day care center at the premises commonly known as 6936-6950 Roosevelt Road, Oak Park, Illinois. (Requested Continuance to August 2, 2017)

Cal. No. 03-17-Z: 6900 Roosevelt Road, Paula Beck

Paula Beck, Owner, on behalf of Denise M. Szymczyk, Applicant, is seeking a text amendment from Section 5.4 (K) Table 5-12: RR District Use Restrictions by Building Type) of the Zoning Ordinance of the Village of Oak Park, which section identifies certain uses that are further restricted by building type for the Roosevelt Road, to amend said section to allow Second Hands Goods Dealers on the ground floor of a mixed-use shop front, where they are currently not permitted at the premises commonly known as 6900 Roosevelt Road, Oak Park, Illinois.

Cal. No. 10-17-Z: 417 N. Marion Street, Sara and Terrence Buehler

Sara and Terrence Buehler, Applicants, filed an application on behalf of the property owner, Kerry and Julie Petertil, seeking a map amendment to the Zoning Map of the Village of Oak Park changing the zoning of the property located at 417 N. Marion Street from B-1/B-2 General Business District to R-6 Multiple-Family District.

Cal. No. 13-17-Z: 833 S. Taylor Avenue, Gustavo Rodriquez and Gabi Bovio

Gustavo Rodriquez and Gabi Bovi, Applicants, are requesting that a variation be granted from Section 3.5.4 (B) (1), which states that the required front yard setback for the principal building shall be not less than 20 feet, whereas the project will feature an enclosed front porch addition with an approximately 15.41 foot front yard setback.

The applicant is seeking to construct a new enclosed front porch to the existing principal building. The proposal will attempt to be compatible with the original design of the residence that featured an enclosed porch based on the style and age of the residence.

Cal. No. 14-17-Z: 715-717 Washington Boulevard, James Vanderheyden

James Vanderheyden, on behalf of the owner of the Subject Property, is requesting that a variation be granted from Section 4.10.2 (A) (1) of the Village of Oak Park Zoning Ordinance, wherein said section require that open porches shall not have a floor more than five feet above grade and shall project not more than five feet into the required rear yard, to permit the construction of an open porch on the south side of the building that would be approximately 26-8" feet above grade and project approximately three (3') feet further into the required rear yard at the premises commonly known as 417-425 Wisconsin Avenue.

5. Approval of Resolutions/Recommendations

- ✓ Cal. No. 09-17-Z: 6936-6950 Roosevelt Road, Alcuin Montessori School
- ✓ Cal. No. 03-17-Z: 6900 Roosevelt Road, Paula Beck
- ✓ Cal. No. 10-17-Z: 417 N. Marion Street, Sara and Terrence Buehler
- ✓ Cal. No. 13-17-Z: 833 S. Taylor Avenue, Gustavo Rodriguez and Gabi Bovio
- ✓ Cal. No. 14-17-Z: 715-717 Washington Boulevard, James Vanderheyden

6. Approval of Minutes

- ✓ July 5, 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.

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.