

AGENDA

ZONING BOARD OF APPEALS

Wednesday, November 1, 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. 18-17-Z: 6429 North Avenue, Learning Oak, Early Childhood Development Center

Maria Nicosia, Applicant, on behalf of Learning Oak, Early Childhood Development 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 to be located at 6429 North Avenue. The proposed day-care center would offer early childhood educational programs for ages 2 to 6 years old. The Learning Oak would also offer an extended child care program. The center would be open Monday-Friday from 7:00 am to 6:00 pm. The day-care center will serve approximately thirty children and three (3) staff members at 6429 North Avenue.

Cal. No. 20-17-Z: 200-210 Harrison Street

Flexhouse Oak Park LLC/Harrison Street Ventures, LLC, Applicant, is seeking variations from the following sections of the Oak Park Zoning Ordinance, which sections detail the requirements for rear buffer yards for lots with more than 90 feet of lot depth, for the proposed commercial/live work dwelling units development located at the premises commonly known as 200-210 Harrison Street, Oak Park, Illinois;

- a. Section 11.8 (B) (2) (a) requires a buffer yard to be a minimum of seven (7') feet in width; whereas the proposal does not include a seven (7') foot wide buffer yard.
- b. Section 11.8 (B) (2) (b) requires one shade tree for every 30 linear feet of buffer yard length; whereas the proposal does not include shade trees in the buffer yard.
- c. Section 11.8 (B) (2) (d) requires that one shrub, which must reach a minimum of three feet in height at maturity, must be planted for every three linear feet of landscape area, spaced linearly; whereas the proposal does not include shrubs in the buffer yard.
- d. Section 11.8 (B) (2) (e) requires the remainder of the buffer yard be planted in live groundcover, perennials, grass, or trees; whereas the proposal does not feature the live groundcover, perennials, grass, or trees in the buffer yard.

Cal. No. 21-17-Z: 1100 S. Lombard Avenue, Mary Garrett

Mary Garrett, Applicant, is requesting that a variation be granted from Section 4.4 (Table 4-1: Residential Districts Dimensional Standards), which Section requires a maximum impervious surface of 60% of the lot, whereas the project will feature a front porch addition resulting in a maximum impervious surface coverage of 64.4% of the lot, to allow the construction of a front porch.

Cal. No. 22-17-Z: 200-216 Lake Street, Azim Hemani

Azim Hemani, Applicant, is seeking variations from the following section of the Oak Park Zoning Ordinance, which section details the required dimensional standards for the NC Neighborhood Commercial Zoning District, to allow the proposed addition of a mixed-use building at 216 Lake Street to an existing commercial building at the premises commonly known as 200-212 Lake Street, Oak Park, Illinois:

- e. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a maximum building height of 45; whereas the proposal features a building height of 47'-1";
- f. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a street setback build-to zone of 0' to 5'; whereas the proposal features an addition that aligns with the existing commercial building that features a 44'-6" street setback;
- g. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a 15' rear setback; whereas the proposal features an addition that aligns with the existing commercial building that features a three (3') foot setback; and
- h. Section 11.8 (B) (2) requires that lots with more than 90 feet of lot depth are required to provide a landscape rear setback buffer of seven feet in width; whereas the proposal features a three (3') foot setback with no buffer yard planted in live groundcover, perennials, grass, or trees.

5. Approval of Resolutions/Recommendations

- ✓ Cal. No. 18-17-Z: 6429 North Avenue, Learning Oak, Early Childhood Development Center
- ✓ Cal. No. 20-17-Z: 200-210 Harrison Street, Flexhouse Oak Park LLC/Harrison Street Ventures, LLC
- ✓ Cal. No. 21-17-Z: 1100 S. Lombard Avenue, Mary Garrett

6. Approval of Minutes

- ✓ August 2, 2017
- ✓ October 4, 2017

7. Other Business

- ✓ Review Rules of Procedure

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.