

**AGENDA**  
**ZONING BOARD OF APPEALS**

Wednesday, May 2, 2018

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. 05-18-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:

- a. 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 will align with the existing commercial building that features a 44'-6" street setback;
- b. Section 5.3 (Table 5-1: Commercial District dimensional Standards) requires a 15' rear setback; whereas the proposal features an addition that will feature an eight (8') foot rear setback.

**Cal. No. 06-18-Z: 1024 Washington Boulevard**

Jonathon Hague/Hague Architecture, Applicant, is seeking variations from the following sections of the Oak Park Zoning Ordinance, which sections detail the requirements for an interior side setback, number of allowed dwelling units and maximum building height, to allow the construction of a nine (9) unit multi-family building located at the premises commonly known as 1024 Washington Boulevard, Oak Park, Illinois;

- a. Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) requires a minimum interior side yard setback of five (5'); whereas the proposal features a three (3') foot setback along the east side of the property.
- b. Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) requires a maximum building height of 45 feet; whereas the proposal features a residential building at a height of 55 feet.
- c. Section 4.3 (Table 4-1: Residential Districts Dimensional Standards) requires a minimum lot size of 9,900 square feet to support nine (9) dwelling units; whereas the proposal features an 8,010 square foot lot.

**Cal. No. 07-18-Z: 505 Washington Blvd., Fenwick High School**

Fenwick High School, Applicant, is seeking variations from the following sections of the Oak Park Zoning Ordinance, which sections detail the requirements for interior landscaping for parking lots, to construct a temporary parking lot replacing two multiple-family buildings on the west side of Scoville Avenue at the premises commonly known as 505 Washington Blvd., Oak Park, Illinois;

- A. Section 11.7 (A) which section requires that one parking lot island must be provided between every ten parking spaces; whereas the parking lot will feature no parking lot islands;
- B. Section 11.7 (B) which section requires that the minimum total landscape area of a parking lot, including parking lot islands, must be 10% of the total parking lot area; whereas the parking lot will contain zero (0) percent of landscape area; and
- C. Section 11.7 (C) which section requires that all rows of parking spaces must terminate in a landscape area; whereas no rows of parking spaces will terminate in a landscape area.

**5. Approval of Resolutions/Recommendations**

- ✓ Cal. No. 05-18-Z: 200-216 Lake Street, Azim Hemani
- ✓ Cal. No. 06-18-Z: 1024 Washington Boulevard
- ✓ Cal. No. 07-18-Z: 505 Washington Blvd., Fenwick High School

**6. Approval of Minutes**

- ✓ March 7, 2018
- ✓ April 4, 2018

**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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