

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

Wednesday, October 3, 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. 19-18-Z: 6545 North Avenue, Matt Mercado**

The Applicant Matt Mercado seeks a variation from Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, which section requires that a single-family residential dwelling shall be located above the ground floor in buildings to permit the construction of a single-family residential dwelling unit at the rear on the ground floor, inside a single-story building at the premises commonly known as 6545 North Avenue, Oak Park, Illinois.

**Cal. No. 22-18-Z: 408 S. Oak Park Avenue, Jaime Moran and Pamela Lawrence**

Applicants Jaime Moran and Pamela Lawrence filed an application pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, requesting the issuance of a special use permit authorizing an intergenerational program (day care center) providing an opportunity for younger and older generations to interact through planned activities housed in the Oak Park Arms at the premises commonly known as 408 S. Oak Park Avenue, Oak Park, Illinois.

**Cal. No. 23-18-Z: 54 Madison Street, James Pearson**

The Applicant James Pearson seeks a variance from Section 8.3 (B) (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance which requires that residential dwelling units be located above the ground floor in buildings in the MS Madison Street District, to permit the construction of a residential dwelling unit at the rear on the ground floor inside a single-story commercial building at the premises commonly known as 54 Madison Street, Oak Park, Illinois.

**Cal. No. 24-18-Z: 715 Highland Avenue, Longfellow Elementary School**

Jennifer Costanzo with STR Partners, LLC, Applicant, on behalf of Longfellow Elementary School District 97, is seeking variations from the following sections of the Oak Park Zoning Ordinance, which sections set forth dimensional standards (setbacks) and off-street parking requirements, to permit construction of two-story addition to the school building on the premises commonly known as 715 Highland Avenue, Oak Park, Illinois:

- a. Section 6.2 (C) (Table 6-2: District Dimensional Standards) requires a minimal corner side yard setback of 15 feet; whereas the proposal features a fenced in play area featuring a zero (0') foot corner side yard setback along Jackson Blvd.; and
- b. Section 10.4 (A) (Table 10.2: Off-Street Parking Requirements) requires that one parking space per classroom be added to accommodate the additional classrooms; whereas the proposal

features an addition resulting in eight new classrooms while not providing any additional on-site parking spaces.

**Cal. No. 25-18-Z: 1111 S. Grove Avenue, Abraham Lincoln Elementary School**

Jennifer Costanzo with STR Partners, LLC, Applicant, on behalf of Abraham Lincoln Elementary School District 97, is seeking a variation from Section 10.4 (A) (Table 10.2: Off-Street Parking Requirements) of the Oak Park Zoning Ordinance, which requires one parking space per additional classrooms for an educational facility, to permit construction of two-story addition resulting in ten (10) new classrooms while not providing any additional on-site parking spaces for the school building on the premises commonly known as 1111 S. Grove Avenue, Oak Park, Illinois

**Cal. No. 26-18-Z: 620 N. Euclid Avenue**

The Applicants Michael and Monica Rose seek a variation from Section 4.3 (Table 4-1: Residential District Standards) of the Oak Park Zoning Ordinance which section requires a six (6') foot side yard setback, to permit the repair of support columns for an existing portico cochere that will move the support column within 1 ½ inches of the north lot line at the premises commonly known as 620 N. Euclid Avenue, Oak Park, Illinois.

**5. Approval of Resolutions/Recommendations**

- ✓ Cal. No. 19-18-Z: 6545 North Avenue, Matt Mercado
- ✓ Cal. No. 22-18-Z: 408 S. Oak Park Avenue, Jaime Moran and Pamela Lawrence
- ✓ Cal. No. 23-18-Z: 54 Madison Street, James Pearson
- ✓ Cal. No. 24-18-Z: 715 Highland Avenue, Longfellow Elementary School
- ✓ Cal. No. 25-18-Z: 1111 S. Grove Avenue, Abraham Lincoln Elementary School
- ✓ Cal. No. 26-18-Z: 620 N. Euclid Avenue

**6. Approval of Minutes**

- ✓ June 6, 2018
- ✓ July 18, 2018
- ✓ September 5, 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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