

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

Wednesday, March 4, 2020

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. 02-20-Z: 1110 North Blvd.**

The Applicant, Centunum, LLC, seeks a variance from Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, which section prohibits medical/clinic uses from being located within the first 50 feet of the street lot line at grade level or on the ground floor of any building within the DT-1 and DT-2 Sub-Districts of Downtown, to allow an medical/clinic use (Life Speed: Behavioral Support Services, LLC) on the ground floor within 50 feet of a street line at the premises commonly known as 1110 North Blvd., Oak Park, Illinois.

**Cal. No. 03-20-Z: 900 N. Kenilworth Avenue**

The Applicant Diane Woods, seeks a variation from section 9.4 (Table 9-1: Permitted Encroachments Into Required Setbacks) of the Oak Park Zoning Ordinance, which section provides that a terrace is permitted to encroach into a corner side setback a maximum of five (5') feet, whereas the Applicant is requesting permission to construct a terrace featuring an approximate encroachment of 6.67' into the required corner side setback along Division Street at the premises commonly known as 900 N. Kenilworth Avenue, Oak Park, Illinois.

**Cal. No. 04-20-Z: 128 N. Lombard Avenue**

The Applicant Monica Harper seeks a variance from section 9.3 (K) (1) and section 9.3 (K) (5) (b) of the Oak Park Zoning Ordinance, which sections provides that a coach house is permitted on a lot used for a single-family dwelling that is a minimum of 6,500 square feet in lot area and that a coach house shall not exceed the height of the principal structure, to permit the construction of a coach house on a lot that is approximately 4,147.2 square feet in lot area and that exceeds the height of the principal structure by 1'-1 1/2" at the premises commonly known as 128 N. Lombard Avenue, Oak Park, Illinois.

**Cal. No. 01-20-Z: 6000-6020 Roosevelt Road**

The Applicant Ampler Development LLC ("Applicant") seeks a special use permit to operate a drive-through facility pursuant to Section 8.3 (Table 8-1: Use Matrix) and Section 5.4 (Table 5-12: RR District Use Restrictions by Building Type) of the ("Zoning Ordinance") of the Village of Oak Park to permit an accessory drive-through facility for a freestanding Taco Bell restaurant located in the RR Roosevelt Road District at the Premises. This application that was continued from February 5, 2020 to March 4, 2020 includes a revised site plan.

In addition, the Applicant seeks the following variances from the following sections of the Zoning Ordinance:

1. Section 5.4 (F) (1) (Table 5-5: RR District Front Setbacks) of which requires a build-to-zone setback of 2.5 feet along Roosevelt Road. The proposed setback along Roosevelt Road is approximately 38.875 feet.
2. Section 5.4(H)(2)(b) (Table 5-9: RR District RR-T Street Frontage Options) of which requires that a building be built out to the corner of the property and that sixty percent (60%) of the street frontage along Roosevelt Road be occupied by the building. The proposed building street frontage along Roosevelt Road will be approximately thirty percent (30%); and
3. Section 5.4(I)(1) (Table 5-11: RR District Required Façade Elements) of which requires an entry facing Roosevelt Road, that the façade's transparency (windows on the building façade) on Roosevelt Road shall be fifty percent (50%) and that the side street along Humphrey Avenue shall be twenty percent (20%). The proposed building does not have an entry facing Roosevelt Road and the transparency along Roosevelt Road and Humphrey Avenue will be approximately eight percent (8%) and zero percent (0%) respectively. **(Continued to February 5, 2020; Continued to March 4, 2020)**

#### **5. Approval of Resolutions/Recommendations**

- ✓ Cal. No. 02-20-Z: 1110 North Blvd.
- ✓ Cal. No. 03-20-Z: 900 N. Kenilworth Avenue
- ✓ Cal. No. 04-20-Z: 128 N. Lombard Avenue
- ✓ Cal. No. 01-20-Z: 6000-6020 Roosevelt Road

#### **6. Approval of Minutes**

- ✓ January 8, 2020
- ✓ February 5, 2010

#### **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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