

**AGENDA**  
**ZONING BOARD OF APPEALS**  
Wednesday, September 17, 2020  
**Remote Meeting-Zoom Platform**  
**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

**CALENDAR NUMBER: 06-20-Z: 1120 Lake Street**

The Zoning Board of Appeals ("Board") will conduct a public hearing on an application for a variance filed by the Applicant, 1120 Retail, LLC, to operate an office use on the ground floor within 50 feet of a street line at the property located at 1120 Lake Street, Oak Park, Illinois, Property Index Numbers 16-07-119-029-0000 & 16-07-119-031-0000 in the DT-1 Downtown Zoning Sub-District pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance.

**CALENDAR NUMBER: 08-20-Z: 306-312 Madison Street**

The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the Applicant, Mary Lubinus, to operate a day care center pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 306-312 Madison Street, Oak Park, Illinois, Property Index Numbers 16-08-318-007-0000; 16-08-318-008 & 16-08-318-009-0000 ("Premises") in the MS Madison Street Zoning District.

**CALENDAR NUMBER: 09-20-Z: 103 N. Oak Park Avenue**

The Zoning Board of Appeals ("Board") will conduct a public hearing on an application for a special use permit filed by the Applicant, Nora Curtin, to operate an educational facility-vocational use pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance to permit a driving school at the property located at 103 N. Oak Park Avenue, Unit C, Property Index Number 16-07-129-036-1002 in the DT Downtown Zoning District.

**5. Approval of Resolutions/Recommendations**

- ✓ CALENDAR NUMBER: 06-20-Z: 1120 Lake Street
- ✓ CALENDAR NUMBER: 09-20-Z: 103 N. Oak Park Avenue
- ✓ CALENDAR NUMBER: 08-20-Z: 306-312 Madison Street

**6. Approval of Minutes**

- ✓ None

**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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A copy of the application and applicable documents are on file and are available for inspection with the Zoning Administrator, 123 Madison Street, Oak Park, Illinois 60302, Monday through Friday between 8:30 a.m. and 5:00 p.m.

The Commission will conduct the public hearing remotely with live audio available and optional video. The meeting will be streamed live and archived online for on-demand viewing at [www.oak-park.us/commissiontv](http://www.oak-park.us/commissiontv) as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT U-Verse subscribers on channel 99. The remote public hearing is authorized pursuant to Section 7(e) of the Open Meetings Act. The Village President has determined that an in-person public hearing is not practical or prudent due to the COVID-19 outbreak during Governor JB Pritzker's current disaster proclamation. It is also not feasible to have a person present at the public hearing due to public safety concerns related to the COVID-19 outbreak.

All interested persons will be given an opportunity to be heard at the public hearing. Interested persons may provide written evidence, testimony and public comment on the application by email to [Zoning@oak-park.us](mailto:Zoning@oak-park.us) or by drop off in the Oak Park Payment Drop Box across from the entrance to Village Hall, 123 Madison Street, Oak Park, Illinois, to be received no later than 5:00 p.m. on September 17, 2020. An individual's name and their testimony or comment will be read aloud into the record at the public hearing if received no later than 30 minutes prior to the start of the public hearing. Interested persons may also participate in the hearing to cross examine the applicant and its witnesses, present evidence, testimony or public comment by emailing [Zoning@oak-park.us](mailto:Zoning@oak-park.us) before 5:00 PM on the day prior to the public hearing to sign up. Individuals who sign up to participate in this manner will receive an email from Village staff with information about how to join the meeting online through Zoom web-conference means or by phone.

The public hearing may be adjourned by the Commission to another date without further notice by public announcement at the hearing setting forth the time and place thereof.