

AGENDA
ZONING BOARD OF APPEALS

Wednesday, December 2, 2015

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. 19-15-Z: 824 S. Oak Park Avenue, Urban Markets Properties, Inc.

Urban Markets Properties, Inc., Applicant, is seeking the following variations from the Zoning Ordinance of the Village of Oak Park, to permit the addition of a residential studio apartment to the existing grocery store building at the premises commonly known as 824 S. Oak Park Avenue, Oak Park, Illinois:

1. Section 3.8.1 (B) (2) (b) which section requires a 10 foot setback along the east lot line where the subject lot abuts upon a residential district and is separated from such district by an alley; whereas the existing building features a zero (0) setback where the subject lot is adjacent a residential district with an alley; and
2. Section 3.8.1 (C) (Lot Coverage) which section requires that lots devoted to a combination of uses permitted in the B-1/B-2 District shall be landscaped to provide 25% open space for the absorption of moisture; whereas the subject property has a principle structure and parking lot that covers virtually 100% of the lot with no open space for landscaping to provide for the absorption of moisture; and
3. Section 6.2.2 (D) (Number of Required Off-Street Parking Spaces) which requires one (1) parking space for the proposed studio apartment. **(Continue to January 6, 2016)**

✓ **Cal. No. 20-15-Z: 811 N. Harlem Avenue, Paper Lantern Language & Cultural Center**

Paper Lantern Language & Cultural Center, Applicant, is seeking the following variations from the Zoning Ordinance of the Village of Oak Park, to permit the use of the premises commonly known as 811 N. Harlem Avenue, Oak Park, Illinois as a private elementary school for children three, four and five years old:

1. Section 3.6.3(A)(1)(a) which requires that a school have a lot size of not less than 10,000 square feet; whereas the Subject Property is approximately 900 square feet; and
2. Section 3.6.3(B)(1) which requires not less than a 20' front yard setback; whereas the Subject Property has an approximately zero foot front yard setback; and
3. Section 3.6.3(B)(2) which requires of 25' rear yard setback; whereas the Subject Property has an approximately zero foot rear yard setback; and
4. Section 3.6.3(B)(3) which requires a minimum 10 foot side yard setback; whereas the Subject Property has a zero side yard setback on both the north and east side; and
5. Section 3.6.3(C) which requires that the lot contain at least 25% of open space for the absorption of moisture; whereas the Subject Property has no open space to provide for the absorption of moisture; and
6. Section 6.2.2 (D) (Number of Required Off-Street Parking Spaces) which requires one (1) parking space for the proposed classroom. **(Open Public Hearing)**

4. Approval of Resolutions/Recommendations

- ✓ None

5. Approval of Minutes

- ✓ September 2, 2015
- ✓ October 7, 2015
- ✓ November 2, 2015

6. Other Business

- ✓ None

7. 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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