

# **AGENDA**

## **ZONING BOARD OF APPEALS**

Wednesday, January 4, 2017

**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. 01-17-Z: 1154 S. Lombard Avenue, Ambrosia Homes**

Ambrosia Homes, Applicant, is seeking variations from the following sections of the Zoning Ordinance of the Village of Oak Park to permit the construction of a new single-family residence on a vacant standard lot of record at the premises commonly known as 1154 S. Lombard Avenue, Oak Park, Illinois;

1. Section 4.1 (A) (2), which section states that buildings or structures shall not occupy smaller lots than the district requirement of 3,500 square feet, whereas the existing lot is 3,070.75 square feet; and
2. Section 3.5.4 (A) (1) (Minimum Lot Size), which section requires a minimum lot size of 3,500 square feet in the R-4 Single-Family District, whereas the existing lot is 3,070.75 square feet; and
3. Section 3.5.4 (B) (3) (Side Yards), which section requires a side yard setback of not less than five (5) feet, whereas the proposal features a single-family residence with three (3) foot setbacks on the north and south lot line. (Open Public Hearing)

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

- ✓ Cal. No. 01-17-Z: 1154 S. Lombard Avenue, Ambrosia Homes

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

- ✓ December 7, 2016

### 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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