

REQUEST FOR BOARD ACTION

ORIGINATOR:
Community Development

COMMITTEE OF THE WHOLE MEETING: August 30, 2012
REGULAR BOARD MEETING: September 4, 2012

TITLE/DESCRIPTION: 233 AND 235 NORTH CASS AVENUE - ZONING CODE

VARIANCES AND SPECIAL USE EXTENSION REQUESTS: Board to consider an ordinance approving a request to extend approvals of the following:

- a. Special Use Permit request to operate a ground floor office in the B-1 Limited Business District.
- b. Zoning Code Variance Request to permit the construction of an office building which will encroach into the required front yard setback. A zero lot line is shown where Code requires a 5' setback.
- c. Zoning Code Variance Request to permit the construction of an office building which will encroach into the required side yard setbacks. A zero lot line is shown where Code requires a 5' setback.
- d. Zoning Code Variance request to reduce the number of required off-street parking stalls to 9.

BACKGROUND OF SUBJECT MATTER:

On September 20, 2010 the Village Board granted approval of three Zoning Code Variances for parking and setbacks, and a Special Use Permit to Michael J. Kaufman and Samuel Rea of Knightsbridge Design and Build with Donald Burke of DW Burke and Associates. At that time, the Preliminary Plat of Subdivision and Site and Landscaping Plan for an office building were also approved.

Variance and special use approvals are valid for one year from the date of Village Board approval. Due to the current economic climate, the developer requests a development approval extension through September 4, 2013.

DOCUMENTS ATTACHED:

1. Site plan, prepared by Knightsbridge Design Build, dated revised July 5, 2010.
2. Ord. No. 10-146 dated September 20, 2010 granting approval of a special use permit
3. Ord. No. 10-147 dated September 20, 2010 granting approval of a preliminary plat of subdivision.
4. Ord No. 10-148 dated September 20, 2010 granting approval of a variance for the required front yard setback.
5. Ord. No. 10-149 dated September 20, 2010 granting approval of a variance for the required side yard setback
6. Ord. No. 10-150 dated September 20, 2010 granting approval of a variance to reduce the number of required off-street parking stalls to nine.
7. Ord. No. 10-151 dated September 20, 2010 granting approval of a site plan and landscaping plan.

AGENDA ITEM NO. _____