

AGENDA

OAK PARK PLAN COMMISSION



Thursday, December 3 2015

Village Hall
123 Madison Street
Council Chambers
7:00PM

-
1. Roll Call
 2. Non- Agenda Public Participation (15 Minutes)
 3. Approval of Minutes
 - November 12, 2015
 - November 19, 2015
 4. Public Hearing(s)
 - **PC 15-05: Highland Place Planned Development (231-307 Madison Street);** The Applicants Chicago Neighborhood Initiatives and Mercy Housing Lakefront seek approval of a planned development for a mixed use project consisting of approximately 10,500 square feet of first floor commercial space, 55 workforce rental apartments, and 75 surface parking spaces. The applicant is requesting an allowance to increase the building height from 50 feet as required in Section 3.8.4 A(2) of the Zoning Ordinance to 55 feet (as measured at the highest point of the flat roof), an allowance to reduce open space from 25% as required in Section 3.8.4 C(2) of the Zoning Ordinance to 2.5%, and an allowance from the Madison Street Overlay District Section 3.9.6 (G) to allow surface parking to front on Madison Street and side street. **CONTINUED FROM NOVEMBER 19, 2015 PUBLIC HEARING – FINDINGS OF FACT REVIEW**

 - PC 15-06: Lincoln- OP South Boulevard LLC (325-331 North Harlem Avenue & 100-107 South Maple Avenue)** The Applicant seeks approval of a planned development for a mixed use project consisting of 10,000 square feet of first floor commercial space, 263 rental apartments, and 398 parking spaces. The applicant is requesting an allowance to increase the building height from 45 feet as required in Section 3.8.1 A(2) of the Zoning Ordinance to 135 feet (as measured at the highest point of the flat roof), an allowance to reduce open space from 25% as required in Section 3.8.1 C(2) of the Zoning Ordinance to 12%, an allowance to increase density from the allowed 76 dwelling units as regulated in Section 3.8.1 A(1)b of the Zoning Ordinance to 263 dwelling units, and an allowance for setbacks and landscaping along the south-most property line from a required 15 foot setback to zero feet and along the west property line from a required 5 foot setback to zero feet. The Applicant is also requesting the vacation of a portion of Maple Avenue – an area approximately 115 feet by 66 feet. **OPEN PUBLIC HEARING**
 5. Other Business - None
 6. Adjournment

Contact the Department of Development Customer Services – Planning Division for additional information at (708)358-5418. Office hours are from 8:30 AM to 5:00 PM Monday through Friday. ■ Get the latest Village news via e-mail. Just go to www.oak-park.us and click on the e-news icon to sign up. Also, follow us on Facebook, twitter and YouTube. ■ If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at (708)358-5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.