

AGENDA

OAK PARK PLAN COMMISSION



Thursday, January 7, 2016

Village Hall
123 Madison Street
Council Chambers Room 201
7:00PM

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1. Roll Call
 2. Non- Agenda Public Participation (15 Minutes)
 3. Approval of Minutes
 - December 3, 2015
 - December 10, 2015
 4. Public Hearing(s)
 - **PC 15-07; Zoning Ordinance Amendment:** Amendments to Article 3 (“Zoning District Regulations”), Section 3.9.6 “Madison Street Overlay District” of the Village of Oak Park Zoning Ordinance (“Zoning Ordinance”) by replacing it with “MS Madison Street District Regulations” and amendments to Article 9 (“Definitions”) of the Zoning Ordinance with various definitions. Key changes being proposed are as follows: 1. Merging the Madison Street Overlay District with the underlying zoning – creating one District; 2. B1-B2 General Business District uses will replace C Commercial District regulations; 3. Creation of a Retail Core Zone between Home Avenue and East Avenue allowing only retail uses on the first floor; 4. Allow residential (multi-family & townhomes) uses on first floor outside of Retail Core area; 5. Parking requirements reduced within ½ mile of train/transit stations; and 6. Allow sustainable rooftop accessory uses, such as wind turbines and solar panels. FINDINGS OF FACT
 - **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. CONTINUED FROM DECEMBER 3, 2015.
 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.