

AGENDA

OAK PARK PLAN COMMISSION

Thursday, August 3, 2017



Village Hall
Council Chambers – Room 201
7:00PM

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1. Roll Call
 2. Non-Agenda Public Participation (15 Minutes)
 3. Approval of Minutes
 - None
 4. Public Hearing
 - **PC 17-02: 520 South Maple Avenue; Rush Oak Park Hospital;** The Applicant seeks approval of a Planned Development for an approximately 55,000 square foot Emergency Room facility addition within the H – Hospital Zoning District with the following allowances: 1.) the development of land located in the H – Hospital Zoning District of more than 30,000 square feet of land area; 2.) reduce front yard setback along Madison Street and Maple Avenue from the required 20 foot building setback to zero feet including relief of any required landscaping; and 3.) an increase in lot coverage above the allowed 80% with a reduction in required open space. **NOTE:** The Applicant will also participate in the Transportation Commission meeting on July 31, 2017 at 7:00 p.m.; Room 201 (Council Chambers), Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois, 60302.
 - **PC 17-03: 535 Wenonah Avenue; Rush Oak Park Hospital;** The Applicant also seeks the following: 1.) an amendment to Special Use Ordinance 1999-0-52 to allow for an expansion of the private surface parking lot at the northwest corner of Monroe Street and Wenonah Avenue; 2.) the rezoning of 535 Wenonah Avenue from R-3 Single Family Zoning District to the H – Hospital Zoning District; and 3.) the vacation of the public alley abutting 535 Wenonah Avenue.
 - **PC 17-01: 1000 Lake Street; Albion Residential LLC,** the Applicant, seeks approval of an 18 story mixed use planned development consisting of approximately 9,500 square feet of first floor commercial space, 265 dwelling units, 235 enclosed vehicular parking spaces, and 265 enclosed bicycle parking spaces. The applicant is requesting an allowance to increase the building height from 80 feet as required in Section 3.9.4 E(1) of the Zoning Ordinance to a height of approximately 199 feet, an allowance to increase density from the allowed 40 dwelling units as regulated in Section 3.8.3 A(1)b of the Zoning Ordinance to 265 dwelling units, and an allowance for setbacks and landscaping along the north property line from a required 10 foot setback to zero feet required in Section 3.8.3 B(2) and along the east property line from a required 5 foot setback to zero feet 3.8.3 B(1). The applicant is requesting no landscaping within the required setback areas 6.4.2 A. **Continued from July 27, 2017**
 - **ALBION PLAT OF SUBDIVISION:** The applicant is also seeking a subdivision of land as depicted on the Final Plat of Subdivision titled “Albion at Oak Park” submitted with the planned development application
 5. Adjournment
 - Please go to; <http://www.oak-park.us/your-government/citizen-commissions/plan-commission> to view public hearing applications.
 - Any COMMENTS may be sent via email prior to the hearing to planning@oak-park.us.
 - Any and all COMMENTS are welcome at the public hearing.

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. ■ 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.