

# AGENDA



## OAK PARK PLAN COMMISSION

Thursday, June 7, 2018

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
    - May 3, 2018
  4. Public Hearing(s)
    - **Plat of Vacation-Alley: (Stephen Mudjer): Madison Street @ Elmwood Avenue** 427 Madison Street, 435-437 Madison Street, 507 S. Elmwood Avenue, 511 S. Elmwood Avenue; The Applicant seeks the vacation of an abutting 8 foot wide public alley located between the addresses referenced above. The portion of the village alley right-of-way to be vacated is approximately 8 feet in width (east to west) and 132.40 feet long (north to south).
    - **PC 18-06; Planned Development (Berwyn Properties, LLC); 6501 Roosevelt Road**  
*Planned Development Approval with allowances:* **1)** Article 5.4 (RR District Dimensional and Design Standards) Section G.1 (Parking Placement): Relief is requested from the seven (7) foot front yard setback requirement to five (5) feet for parking spaces along the east property line. **2)** Article 5.4 (RR District Dimensional and Design Standards) Section G.2 (Parking Placement): Relief is requested from the five (5) foot rear yard setback requirement for 26 parking stalls along the north property line to one (1) foot. **3)** Article 5.4 (RR District Dimensional and Design Standards) Section H.1 (Street Frontage Standards): Relief is requested from the requirement for sixty percent (60%) of the street frontage occupied by building. The proposed building street frontage will be approximately thirty-four percent (34%). **4)** Article 5.4 (RR District Dimensional and Design Standards) Section J.7.a (Building Features and Accessory Structures)(Fences and Walls): Relief is requested from the five (5) foot height limit for the security fence surrounding the parking lot to allow an eight (8) foot high fence. **5)** Article 7.4 (Building Design Standards) Section A.1.b (Building Façade Standards): Relief is requested from the requirement for the façade to change in texture or masonry pattern in a wall that exceeds 30 feet. The proposed Roosevelt Road façade will contain a forty (40) foot long glass entry area and a one-hundred and ten (110) foot long office wall panel. **6)** Article 7.4 (Building Design Standards) Section A.4.a (Building Façade Standards): Relief is requested from the requirement for the building front to be similar in proportion to traditional commercial storefronts, typically between 25 and 40 feet wide. The proposed building is a single office use maintaining a cohesive look for the building on all four sides. **7)** Article 7.4 (Building Design Standards) Section A.4.b (Building Façade Standards): Relief is requested from the requirement for display windows at ground level. The proposed building does not contain retail uses for the public. **8)** Article 10.3 (Off-Street Parking Design Standards) Section B.2 (Access): Relief is requested from the requirement to provide internal pedestrian circulation in the parking lot. There is no dedicated pedestrian circulation in the parking lot. **9)** Article 10.3 (Off-Street Parking Design Standards) Section G (Landscape and Screening): Relief is requested from the requirement that all parking lots and structures must be landscaped in accordance with Article 11. There is some proposed landscaping in the parking lot. **10)** Article 10.4 (Required Off- Street Vehicle and Bicycle Parking Spaces) Section D.1 (Same as Section B.3, C.2 & C.4): Relief

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is required to eliminate the requirement for covered long-term bicycle parking spaces for 30% of the required bicycle spaces. **11)** Article 10.6 (Bicycle Parking Standards) Section C.3 (Location): Relief is requested from the requirement to locate all of the required short-term bicycle parking spaces within fifty (50) feet of the building entrance. A portion of the short-term bicycle parking spaces are proposed to be located within less than seventy-five (75) feet of the building entrance. **12)** Article 11.7 (Required Parking Lot Interior Landscaping) Section A: Relief is requested from the requirement to provide landscape islands between every ten (10) parking spaces. Two (2) six (6) foot square diamond shaped tree planters are proposed to be installed. **13)** Article 11.7 (Required Parking Lot Interior Landscaping) Section C: Relief is requested to eliminate the requirement to terminate rows of parking stalls with a landscape island. **14)** Article 5.4 (RR District Dimensional and Design Standards) Section I.1. (Building Façade Elements) Table 5-11 (RR District Required Façade Elements): Relief is requested from the requirement for the building entrance to face Roosevelt Road. The building entrance is proposed to face west abutting the parking lot.

- **PC 18-06: Plat of Vacation- Street (Berwyn Properties, LLC); 6501 Roosevelt Road**  
The Applicant is requesting approval of a plat of vacation for a portion of Scoville Avenue north of Roosevelt Road and south of the alley adjacently north.

## 5. Other Business

- None

## 6. Adjournment