

# AGENDA



## OAK PARK PLAN COMMISSION

Thursday, July 5, 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
    - June 7, 2018
  4. Public Hearing(s)
    - **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 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

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(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.
- **Plat of Vacation-Street: (Elementary School District no. 97): Chicago Avenue @ Kenilworth Avenue (506 North Kenilworth Avenue);** The Applicant seeks the vacation of an abutting 66 foot wide public street right-of-way (currently green space) located adjacent the address referenced. The portion of the village street right-of-way to be vacated is approximately 66 feet in width (east to west) and 157 feet long (north to south). The right-of-way will be used to accommodate an addition to the existing school building.

## 5. Other Business

- Single-Family Residential Design Standards - continued discussion.

## 6. Adjournment

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