

AGENDA



OAK PARK PLAN COMMISSION

Thursday, January 23, 2020

Village Hall

Community Room - Room 101

7:00PM

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1. Roll Call
 2. Non- Agenda Public Participation (15 Minutes)
 3. Approval of Minutes: January 9, 2020 & January 16, 2020
 4. Other Business
 5. Public Hearing(s)
 - **PC 2020-01: Oak Park Zoning Ordinance Text Amendment:** The Village is proposing an amendment to the Oak Park Zoning Ordinance: Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Table 8-1 (“Use Matrix”), amending “Recreational Cannabis Establishment” from a permitted use to possibly a special use (“S”) in the “Use” column for the DT- Downtown, HS – Harrison Street, GC-General Commercial, MS-Madison Street, NA-North Avenue, NC-Neighborhood Commercial, and RR-Roosevelt Road Zoning Districts with a prohibition on consumption lounges and potential restrictions on separation distances from like uses, distances from sensitive land uses and such other regulations regarding recreational cannabis establishments as the Plan Commission and/or Village President and Board of Trustees may determine are appropriate. *Findings of Fact Report*
 - **PC 2019-06: 711-725 Madison Street: Planned Development – Senior Living Community;** The Applicant seeks approval of a Special Use - Planned Development to allow for the construction of a 256,725 square foot senior living residential care facility within the MS-Madison Street zoning district consisting of 174 Unit (222 beds) at 7-stories tall. The Applicant is requesting zoning relief for the following; 1.) Increase in density from 48 allowed dwelling units to a not-to-exceed unit count of 174 dwelling units, 2.) Increase in height from an allowed 50 feet to a not-to-exceed height of 90 feet, 3.) A reduction in the rear yard setback from a required 25 feet to a not-to-exceed distance of 16 feet as measured from the property line south of the abutting alley, and 4.) An increase in foot candles at the property line from 1 to not-to-exceed 6.9. The building will be comprised of independent living units, assisted living units, and memory care units. *Continued from November 19, 2019.*
 - **Street Vacation:** The Applicant is also requesting the vacation of a portion of South Euclid Avenue right-of-way between Madison Street and the east-west alley abutting the development parcels to the south. *Continued from November 19, 2019.*
 6. Adjournment

**SPECIAL
MEETING**

The PD application can be found on the Village of Oak Park Website here:

<https://www.oak-park.us/your-government/citizen-commissions/plan-commission>

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.