



AGENDA

OAK PARK PLAN COMMISSION

Thursday, December 3, 2020

REMOTE PARTICIPATION

7:00PM

SPECIAL NOTE: The Plan Commission will conduct the meeting remotely with live audio available and optional video. The meeting will be streamed live and archived online for on-demand viewing at www.oak-park.us/commissiontv as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT Uverse subscribers on channel 99. The remote meeting is authorized pursuant to Section 7 (e) of the Open Meetings Act. The Village President has determined that an in-person meeting is not practical or prudent due to the COVID-19 outbreak during Governor JB Pritzker's current disaster proclamation. It is also not feasible to have a person present at the meeting due to public safety concerns related to the COVID-19 outbreak.

Written **testimony or comments** regarding the application may be provided prior to the public hearing by email to planning@oak-park.us. The individual's name and a reasonable part of their testimony or comment will be read aloud into the record at the public hearing if received no later than 30 minutes prior to the start of the public hearing. If email is not an option, written testimony or comment can be dropped off in the Oak Park Payment Drop Box across from the south entrance to Village Hall, 123 Madison Street, to be received no later than 5:00 p.m. on December 3, 2020. All written testimony and comments will be distributed to the Plan Commission and made a part of the official hearing record. Those wishing to **provide public testimony** at the hearing shall contact the Village Planner at planning@oak-park.us for instructions on attending the live Zoom meeting by 5:00 PM the day of the hearing. Interested persons may also participate in the hearing to **cross examine** the applicant and its witnesses by emailing the cross-examination form to clerk@oak-park.us before 5:00 PM on the day prior to the public hearing to sign up. Individuals who sign up to participate in this manner will receive an email from Village staff with information about how to join the meeting online through Zoom web-conference means or by phone. Questions regarding written testimony or comment can be directed to 708-358.5420 or email to planning@oak-park.us.

1. **Roll Call**
2. **Non- Agenda Public Comment (15 Minutes):** Public Comment (15 Minutes): Statements for public comments of up to three minutes each will be read into the record regarding non-agenda items or items on the agenda which are not set for a public hearing. Statements will be provided to Commission Members in their entirety as a single document. Public comment is a time set aside at the beginning of each Plan Commission meeting for such public statements. Individuals are asked to email statements to planning@oak-park.us to be received no later than 30 minutes prior to the start of the meeting. If email is not an option, you can drop comments off in the Oak Park Payment Drop Box across from the parking lot side entrance to Village Hall, 123 Madison Street, to be received no later than 5:00 PM the day of the Commission meeting. Questions regarding public comment, or to request to make a public comment during the meeting, can be directed to 708/358-5418 or email planning@oakpark.us.

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.

3. Approval of Minutes: November 5, 2020

4. Other Business:

- Architectural Review Discussion with Wight & Co. (45 Minutes)

5. Public Hearing / Findings of Fact:

PC 20-02: 261 Washington Boulevard: The Plan Commission will conduct a public hearing on a planned development application for a five (5) story 28-unit multiple family building in the R-7 Multi-Family Residential Zoning District. The Petitioner seeks the following allowances from the Oak Park Zoning Ordinance, found in Article 4 - Table 4-1 Residential Districts Dimensional Standards: an increase in density from an allowed 11 dwelling units to 28 dwelling units; an increase in height from the allowed 45 feet to 56 feet measured at the flat roof line; and a reduction in the required rear yard setback of 25 feet to 18 feet; a reduction in the front yard setback from 15 feet to 0.5 feet; an increase in maximum impervious surface lot coverage from a required 80% to 82%; and found in Article 11.6 Required Parking Lot Landscape Abutting a Street: a reduction in the required landscaping along a parking area from 5 feet of landscaping to zero landscaping.

6. Adjournment

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