



AGENDA

OAK PARK PLAN COMMISSION

Thursday, March 4, 2021

REMOTE PARTICIPATION MEETING

7:00PM

SPECIAL NOTE: The Plan Commission will conduct a remote meeting 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.

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.
3. **Approval of Minutes:** February 18, 2021
4. **Other Business:** None
5. **Public Hearing & Findings of Fact:**
 - **PC 21-01: 203 S. Marion Street;** The Petitioner, Focus Acquisition Company, LLC, is requesting planned development approval for a seven (7) story, mixed use residential development consisting of approximately 1,200 square feet of retail, 153 rental apartments, 6 maisonette residential units and 123 covered parking spaces with the following Zoning Ordinance allowances; 1) Article 8: Uses, Sub-section 8.3 Use Restrictions: Table 8-1 Use Matrix allows dwelling units above the first floor only, where six (6) residential maisonette units are proposed on the first floor, 2.) Article 10: Off-Street Parking and Loading, Subsection 10.4: Required Off Street Vehicle and Bicycle Parking Spaces: Table 10-2 requires one parking space per dwelling unit for a total of 159 space, where 0.77 percent will be provided for a total of 123 parking spaces, 3.) Article 8: Uses, Sub-section 8.3 Use Restrictions: Table 8-1 Use Matrix allows a maximum building height of 60 ft, where a 85 foot building measured to the top of the roof is proposed, 4.) Article 8: Uses,

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.

Subsection 8.3 Use Restrictions: Table 8-1 Use Matrix allows for a maximum number of dwelling units of 45 units where the 159 units including the maisonette units are proposed, 5.) Article 8: Uses, Subsection 8.3 Use Restrictions: Table 8-1 Use Matrix requires a building setback along streets to be built to a zero (0) foot lot line where a request for a ten (10) foot setback be allowed for 64 linear feet along Marion Street, 6.) Article 10: Off-Street Parking and Loading, subsection 10.3: Off Street Parking Design Standards, B. Access: requires a nine (9) foot turnaround at the end of parking stalls where a request is to not provide them in order to provide additional parking spaces on site. **Continued from February 18, 2021**

- **PC 21-02: Zoning Ordinance Text Amendment** – The Petitioner is requesting a text amendment to Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Table 8-1 (“Use Matrix) of the Oak Park Zoning Ordinance, by adding “Live/Work Dwelling” as a Special Use (“S”) within the “Use” column for the MS – Madison Street Zoning District. *Companion with PC 21-03.*
- **PC 21-03: Special Use** - The Petitioner is requesting a Special Use Permit to allow a live/work dwelling within the MS-Madison Street Zoning District at 1114 Madison Street. *Companion with PC 21-02.*

6. Adjournment