

AGENDA



OAK PARK PLAN COMMISSION

Thursday, September 20, 2018

Village Hall

Council Chambers Room 201

7:00PM

**SPECIAL
MEETING**

1. Roll Call
2. Non- Agenda Public Participation (15 Minutes)
 - Approval of Minutes: September 6, 2018
3. Public Hearing(s)
 - **PC 2018-07: 801 South Oak Park Avenue; Oak Park I Housing Owner, LLC (The Community Builders):** Proposes a mixed-use Planned Development that includes 35 apartments dwelling units, two (2) ground floor live/work units and approximately 1,000 square feet of ground floor commercial space with the following Zoning Ordinance allowance requests; 1.) Density Increase: 16 dwelling units allowed - 37 dwelling units proposed. 2.) Height Increase: 45 feet allowed - 48 feet proposed. 3.) Parking Reduction: 37 spaces required - 23 parking spaces proposed. 4.) Bicycle Parking: eight (8) of the ten (10) required to be protected –two (2) will be located outside the building. 5.) Landscape Buffer Yard Reduction: Seven (7) foot deep yard required - four (4) foot – six (6) inch deep yard at the northwest corner, provided and zero (0) along the interior side extending from the loading space to the southwest corner.
CONTINUED FROM SEPTEMBER 6, 2018
 - **PC 2018-08: Zoning Ordinance Text Amendment – Design Standards for Single Family Residences:** The Applicant has requested consideration of the addition to the Oak Park Zoning Ordinance of design standards and review considerations for single-family detached residential dwelling units, with an amendment to Article 4 (“Residential Districts”), Section 4.4 (“General Standards of Applicability”), Subsection A (“Design Standards”) of the Oak Park Zoning Ordinance, by adding, “Detached single-family and...” to the text, and an amendment to Article 7 (“Design Standards”), Section 7.1 (Purpose), by adding “...Commercial and Residential....” in the text, and Section 7.2 (“Applicability”), Subsection A, by adding “5. New Construction and substantial enlargements and /or alterations of detached single-family dwellings,” and Section 7.3 (“Design Review”) Subsection C., by adding a reference to the new Sections 7.5 and 7.6 of this Article 7, and the addition of a new Section “7.5 Building Design Standards –Single-Family Residential Dwellings” with mandatory design standards for single-family detached residential dwelling units and with discretionary review considerations, and changing the numbering of current Section 7.5 to 7.6 (“Energy Efficient Construction”), of the Oak Park Zoning Ordinance.
4. Other Business
 - **Rush Oak Park Hospital** : Design Revisions to Planned Development - ORD 17-263
5. Adjournment

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.