



## AGENDA

# OAK PARK PLAN COMMISSION

Tuesday, October 27, 2020  
REMOTE PARTICIPATION  
7:00PM

SPECIAL  
MEETING

**SPECIAL NOTE:** The Plan Commission will conduct the public hearing 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](http://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 public hearing is authorized pursuant to Section 7 (e) of the Open Meetings Act. The Village President has determined that an in-person public hearing 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 public hearing 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](mailto: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 October 27, 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](mailto: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](mailto: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](mailto:planning@oak-park.us).

- 1. Roll Call**
- 2. Non- Agenda Public Comment (15 Minutes):** Statements for non-agenda public comments of up to three minutes will be read into the record. Statements will be provided to Commission Members in their entirety as a single document. Non-agenda public comment is a time set aside at the beginning of each Plan Commission meeting for public statements about an issue or concern that is not on the meeting agenda. Individuals are asked to email statements to [planning@oak-park.us](mailto: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 can be directed to 708/358-5418 or email [planning@oak-park.us](mailto:planning@oak-park.us).
- 3. Approval of Minutes:** August 24, 2020 & August 27, 2020

See following page.

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](mailto:ADACoordinator@oak-park.us) at least 48 hours before the scheduled activity.

#### 4. Public Hearings:

- **PC 20-06: Planned Development; 835 Lake Street Place;** The Plan Commission will conduct a public hearing on a planned development application for a one building 84-unit multiple family complex in the R-7 Multi-Family Residential Zoning District. The Petitioner seeks the following allowances from the Oak Park Zoning Ordinance associated with the Planned Development application found in Article 4 - Table 4-1 Residential Districts Dimensional Standards; an increase in building lot coverage from a required 70% to 75%; an increase in density from an allowed 48 dwelling units to 84 dwelling units; an increase in height from the allowed height of 45 feet to 74 feet; a reduction in the west side yard setback from the required 10 feet to 5 feet; and a reduction in the required rear yard setback of 25 feet to 14 feet. The Petitioner is also requesting an indoor ATM use be allowed on the first floor within an R-7 Multi-Family Residential Zoning District.
- **PC 20-09: Zoning Ordinance Text Amendment: Approved Planned Development Timelines;** The Plan Commission will conduct a public hearing on the text amendment application of the Petitioner for amendments to the Oak Park Zoning Ordinance. The Petitioner seeks an amendment to Article 14 (“Zoning Approvals”), Section 14.5 (“Planned Developments”), Sub-Section G (“Effect of Approval or Denial and Expiration”) of the Oak Park Zoning Ordinance regarding changes to, or elimination of, some of the timelines for approved planned development permit submittal, construction and completion phases.
- **PC 20-10: Zoning Ordinance Text Amendment: Use Restrictions for DT-1 & DT-2 Sub-Districts;** The Plan Commission will conduct a public hearing on the text amendment application of the Petitioner for amendments to the Oak Park Zoning Ordinance. The Petitioner seeks an amendment to Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Sub-Section A (“DT Districts”) of the Oak Park Zoning Ordinance regarding exceptions to the 50-foot setback retail use restriction in the DT-1 and DT-2 Sub-Districts, including, but not limited to, art and fitness studios, health clubs, indoor recreation and business service centers.

#### 5. Other Business: Work Plan 2021

#### 6. Adjournment