

AGENDA

OAK PARK PLAN COMMISSION

Thursday, February 19, 2009



Village Hall
123 Madison Street
Council Chambers – Room 201
7:00PM

1. Roll Call
2. Public Hearing(s)

- **PC 08-04: Planned Development Application [North Avenue Condominiums];** The Applicant seeks approval of a Planned Development for a four (4) story, 18 dwelling unit residential condominium development with ground floor parking. The application contains the following allowance requests from the Oak Park Zoning Ordinance: 1. A 20 foot reduction in the required front yard per section 3.6.3(B-1) which requires a 20 foot front yard setback; 2. A 10.25 foot reduction in the required rear yard [to 14 feet 9 inches] per 3.6.3(B-2) which requires a 25 foot rear yard setback; 3. A 10 foot reduction in both of the required side yards per 3.6.3(B-3) which requires a 10 foot interior side yard setback; 4. A 10 foot 5 inch foot increase in the allowable building height to 55 feet 5 inches per 3.8.3(A-2) which restricts the maximum height to 45 feet; 5. A 9% decrease in the required permeable area per 3.6.3(C) where 25% is required leaving 16% open space; 6. A 27% increase in building coverage per 3.6.3 (C) where 45% is allowed, equaling 72% building coverage; 7. A reduction in the number of shrubs and trees along North Avenue per 6.4.2(A); and 8. An increase in density to 18 units where 12 units are allowed per 3.6.3 (A-1-b). **OPEN PUBLIC HEARING**
- **PC 08-03: Special Use and Zoning Ordinance Text Amendment [Light Standards];** The applicant seeks approval of a Zoning Ordinance text amendment to Chapter 3, Article 4, to amend Section **4.5.2.AA Light Standards** to allow 100 foot tall light standards for athletic fields in the R-2 Single Family District and R-7 Multiple Family District residential districts as a special use, and Article 3 to amend Section **3.1 Summary Use Matrix** to add the aforementioned use to the reference table. Pursuant to the approval and adoption of Section 4.5.2.AA, the Applicant is also requesting Special Use approval from Section **4.5.2.AA** to allow two (2) eighty foot tall, one (1) 90 foot tall and one (1) 100 foot tall light standards surrounding their athletic field within the R-2 Single Family District and R-7 Multiple Family District. The Applicant is also requesting one allowance from Section **3.6.3.B.4.a** for the corner side yard setback of a light standard proposed in the southwest corner of the athletic field abutting Linden Avenue at a distance of 4.58 feet where 15 feet is required. The proposed southeastern most light standard is proposed in the west half of the East Avenue right of way proposed for vacation. **CONTINUED PUBLIC HEARING FROM February 9, 2009**

3. Approval of Minutes

- June 19, 2008, November 20, 2008, December 11, 2008, December 18, 2008
January 15, 2009, January 29, 2009, February 5, 2009, February 9, 2009

4. Other Business

- Plat of Vacation for East Avenue Right -Of-Way – School District 200

5. Adjournment

Contact the Department of Community Planning and Development for additional information at (708) 358-5418. Office hours are from 8:30 AM to 5:00 PM Monday through Friday.