

AGENDA

OAK PARK PLAN COMMISSION

Thursday, March 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 – Continued from February 19, 2009.**

3. Approval of Minutes

- March 5, 2009

4. Other Business

5. Adjournment