

AGENDA

OAK PARK PLAN COMMISSION

Thursday, May 14, 2009



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

1. Roll Call

2. Approval of Minutes

➤ April 16, 2009

3. Public Hearing(s)

- **PC 08-04: Planned Development Application [North Avenue Condominiums]; FINDINGS OF FACT –** Continued from April 2, 2009.
- **PC 09-01: Planned Development Application [Highland Madison LLC];** The Applicant seeks approval of a Planned Development on the Subject Property (generally the south side of Madison between Highland and Harvey Avenues) for a four (4) story commercial development with attached structured parking including four (4) allowances from the Oak Park Zoning Ordinance as follows: 1. Rear Yard Setback; The Oak Park Zoning Ordinance requires a 25 foot setback from the adjoining parcel inclusive of the alley. The proposed setback is the width of the alley at 14 feet which requires an 11 foot allowance. 2. Building Height; The Oak Park Zoning Ordinance allows building to be a maximum of 50 feet tall. The proposed buildings will be 58 feet 8 inches to the roof line which requires an 8 foot – 8 inch allowance. 3. Off Street Loading Berths; The Oak Park Zoning Ordinance requires two loading berths for developments containing more than 25,000 square feet of area. The proposed 74,000 square foot development will have no on-site loading areas which require a two loading berth allowance. 4. Off-Street Parking; The Oak Park Zoning Ordinance requires one parking space per 500 square feet of retail space and 0.75 parking spaces for each employee of office uses. The development meets the retail space requirement, but due to the unknown number of future office employees, the Applicant is seeking an allowance from the parking requirement for first floor retail and three floors of office use of 502 spaces to 151 parking spaces. The Applicant also seeks the vacation of a portion of a public alley as legally described above for use as a vehicle parking structure ramp associated with the aforementioned development. As part of the contractual agreement for the sale of Village owned property, the Applicant will obtain Air Rights as described above, over Highland Avenue to allow the proposed parking structure to span the right of way between 14-40 feet above grade. **OPEN PUBLIC HEARING**

4. Other Business

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.