

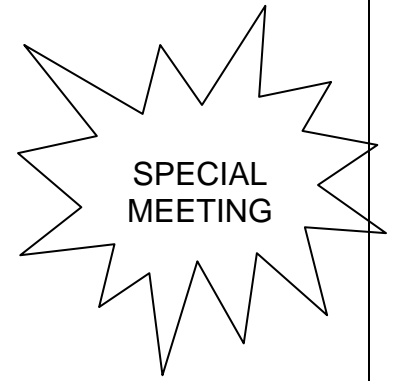
# AGENDA



## OAK PARK PLAN COMMISSION

Thursday, October 8, 2009

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



### 1. Roll Call

### 2. Approval of Minutes September 17, 2009

### 3. Public Hearing(s)

- **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. **FINDINGS OF FACT**
  
- **PC 09-05: Planned Development Application [Lake and Forest];** The Applicant seeks approval of a Planned Development for a LEED certified building and the following special uses: (i) hotel use; (ii) exterior ATMs which are not accessory to a financial institution located on site; (iii) a financial institution use on the first floor; (iv) a medical office use within 100 feet of another such use and within 50 feet of the street line; (v) a print shop use; (vi) a health or fitness facility; (vii) a studio for artists or photographers use on the second floor of the building; and (viii) a municipal parking garage within 700 feet of an R-7 district. The applicant is also requesting five (5) allowances from the Oak Park Zoning Ordinance as follows: DENSITY Section 3.8.2(A)(1)(d) *B-3 Central Business District* and Section 3.8.3(A)(1)(c) *B-4 Downtown Business District* bulk regulations require 700 square feet of land per dwelling unit plus 360 square feet of land per guest room; the Applicant is proposing 140 hotel rooms and 85 dwelling units, which requires a total of 111,500 square feet of land. The subject property is 69,937 square feet in size requiring a 41,563 square foot allowance. HEIGHT Section 3.8.2(A)(2) *B-3 Central Business District* maximum height requirement is 60 feet, Section 3.8.3(A)(2) *B-4 Downtown Business District* height requirement is 125 feet and , Section 3.9.4(E)(1) *Downtown Lake Street Building Height and Massing Overlay District* maximum height 80 feet – the Development is at a proposed height of 204 feet. YARDS Sections 3.8.2(B)(2)(c) *B-3 Central Business District* and 3.9.3(B)(3) *B-4 Downtown Business District* require a 15 foot setback from residentially zoned property (to the east) where the proposed development will have a zero foot setback and Sections 3.8.2(B)(2)(a) and 3.8.3(B)(1) require a 5 foot front yard setback when a portion of the block is zoned residential and the proposed development will have a zero foot front setback; LOT COVERAGE Section 3.8.2(C)(2) *B-3 Central Business District* requires 25% of the a lot to be open space, where the proposed development will have 9% of open space at-grade; and PARKING Section 6.2.2(D) *Number of Required Parking Spaces* requirement are as follows: Hotels require one (1) parking space per guest room; Residential: 1.25 space for each one bedroom dwelling units, 1.5 spaces for each two bedroom dwelling unit and 2 spaces for each three bedroom dwelling unit; and Retail 1 parking space for each 500 sq. ft. – the development requires on-site parking for 140 hotel rooms, 40 one bedroom units, 28 two bedroom units and 17 three bedroom units and approximately 8,550 sq. ft. of retail space yielding a total base parking requirement of 283 spaces and the development will contain 210 parking spaces, in addition to the 300 public parking spaces, thereby requiring an allowance of 73 parking spaces. **PUBLIC HEARING CONTINUED**

### 4. Other Business

NONE

### 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.