



AGENDA

OAK PARK PLAN COMMISSION

Thursday, June 4, 2026

Village Hall

Council Chambers Room 201

7:00PM

1. Call to Order / Roll Call
2. Agenda Approval
3. Approval of Minutes: March 5, 2026
4. Non- Agenda Public Comment (15 Minutes)
5. New Business - Public Hearings & Findings of Fact:
 - **PC 26-04 – Planned Development Application:** The Plan Commission will conduct a public hearing on a planned development application (TCB-6104) for an affordable housing multiple-family development containing a total of 28 units, including two live/work dwelling units located at **6104 Roosevelt Road, Oak Park, IL**, in the RR Roosevelt Road Form-Based Zoning District. The Petitioner seeks eight allowances from the Oak Park Zoning Ordinance associated with the Planned Development application as follows: 1) Article 5 ("Commercial Districts"), Section 5.4 ("RR District Dimensional and Design Standards") Subsection (E) ("Density") – Table 5-4: RR District Maximum Density - a decrease in the minimum lot area requirement from 750 square feet per unit to 376 square feet per unit, thereby increasing the maximum permitted number of dwelling units from 14 to 28; 2) Article 5 ("Commercial Districts"), Section 5.4 ("RR District Dimensional and Design Standards"), Subsection (F) (1) ("Front Setback") - a decrease in the minimum front setback requirement along Roosevelt Road, from 2.5 feet to zero feet; 3) Article 5 ("Commercial Districts"), Section 5.4 ("RR District Dimensional and Design Standards") Subsection (F) (3) ("Side and Rear Setback") - a decrease in the minimum side street setback requirement along Lyman Avenue from 10 feet or 10% of lot width abutting Lyman Avenue to zero feet; 4) Article 5 ("Commercial Districts"), Section 5.4 ("RR District Dimensional and Design Standards") Subsection (F) (3) ("Side and Rear Setback") - a decrease in the minimum rear setback requirement for all floors containing residential dwellings from 20 feet to 10 feet for the 2nd- 4th floors; 5) Article 5 ("Commercial Districts"), Section 5.4 ("RR District Dimensional and Design Standards"), Subsection (G) (2) ("Side and Rear Setback: Parking Located Adjacent to a Building") - a decrease in the minimum landscape setback requirement between the parking and public right-of-way for parking located at the rear of a building but adjacent to an alley from five feet to zero feet and waiver of the requirement of landscaping; 6) Article 10 ("Off-Street Parking & Loading"), Section 10.4 ("Required Off-Street Vehicle and Bicycle Parking Spaces") - Table 10-2 "Off-Street Vehicle and Bicycle Parking Requirements" - a decrease in the minimum off-street parking spaces requirement from 28 spaces to 16 spaces; 7) Article 10 ("Off-Street Parking & Loading"), Section 10.6 ("Bicycle Parking Standards"), Subsection B ("Design") (1) - waiver of the requirement that each bicycle space within a row of bicycle parking be minimum of two feet in width by six feet in length, with a minimum vertical clearance of seven feet and a minimum aisle of at least five feet wide between each set of bicycle parking for maneuvering to provide stacked bike racks and waiver of the requirement of one floor mounted stand; and 8) Article 9 ("Site Development Standards"), Section 9.2 ("Exterior Lighting"), Subsection B.1 ("Maximum Lighting Regulations") - an increase in the maximum illumination along the alley from 1.2 to 5.5 footcandles, and

along Lyman Avenue at the residential entry from one foot-candle to up to 66 footcandles, and along Roosevelt Road sidewalk from one foot candle to up to 79.5 footcandles. The Plan Commission may also consider any related and additional relief that may be discovered during the review of this docket.

➤ **PC 26-04: Findings of Fact**

6. Other Business:

➤ None

7. Adjournment