



## AGENDA

# OAK PARK PLAN COMMISSION

Thursday, October 7, 2021

## SPECIAL REMOTE PARTICIPATION MEETING

7:00PM

**SPECIAL NOTE:** The Plan Commission will conduct a remote meeting with live audio available and optional video. The meeting will be streamed live and archived online for on-demand viewing at [www.oak-park.us/commissiontv](http://www.oak-park.us/commissiontv) as well as cablecast on VOP-TV, which is available to Comcast subscribers on channel 6 and ATT Uverse subscribers on channel 99. The remote meeting is authorized pursuant to Section 7 (e) of the Open Meetings Act. The Village President has determined that an in-person meeting is not practical or prudent due to the COVID-19 outbreak during Governor JB Pritzker's current disaster proclamation. It is also not feasible to have a person present at the meeting due to public safety concerns related to the COVID-19 outbreak.

1. **Call to Order / Roll Call**
2. **Agenda Approval**
3. **Approval of Minutes:** September 2, 2021
4. **Non- Agenda Public Comment (15 Minutes):** Public statements of up to three minutes will be read into the record at the meeting. Individuals should email statements to [planning@oak-park.us](mailto:planning@oak-park.us) to be received no later than 30 minutes prior to the start of the meeting. If email is not an option, you can drop comments off in the Oak Park Payment Drop Box across from the entrance to Village Hall, 123 Madison Street, to be received no later than the day prior to the meeting.
5. **New Business / Public Hearings & Findings of Fact:**
  - **PC 21-08: Zoning Ordinance text amendment – Accessory Dwelling Units:** The Petitioner, Village of Oak Park, requests approval of text amendments to the Oak Park Zoning Ordinance as follows: Article 2 (Definitions & Rules of Measurement) by adding a definition of an “accessory dwelling unit,” and Article 9 (“Site Development Standards”), Subsection 9.3A(3) by exempting attic, basement and attached accessory dwelling units from accessory structure setback regulations, and adding a new Subsection 9.3B (“Accessory Dwelling Units”) to allow attic and basement conversions with separate entrances and attached accessory dwelling units with separate entrances and detached first-floor accessory dwelling units with separate entrances. *Continued from September 2, 2021.*
  - **PC 21-06: 7 Van Buren Planned Development:** The petitioner, Oak Park Residence Corporation, requests approval of a planned development application for a six (6) story 45-unit multiple family building in the in the R-7 Multi-Family Residential Zoning District. The Petitioner seeks the following allowances from the Oak Park Zoning Ordinance associated with the Planned Development application, found in Article 4 – Table 4-1 Residential Districts Dimensional Standards: a decrease in minimum lot area from 35,100 sq. ft. to 11,085 sq. ft.; an increase in height from 45 feet to 71.85 feet; an increase in maximum building coverage from 70% to 85.17%; a decrease in minimum interior side setback from 9.05 ft. to 8.3 ft.; a decrease in minimum rear setback from 24.5 feet to 1.5 feet; a decrease in automobile parking from 34 spaces to 17 spaces; a decrease in loading area from one space to zero spaces.
  - **Van Buren Street Vacation (partial):** The petitioner for 7 Van Buren is also requesting to vacate a portion of the Van Buren Street right-of-way abutting the subject property a length of 122.52 feet by 15 feet wide.

If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708-358-5430 or email [ADACoordinator@oak-park.us](mailto:ADACoordinator@oak-park.us) at least 48 hours before the scheduled activity.

**6. Old Business: None**

**7. Adjournment**