



AGENDA

OAK PARK PLAN COMMISSION

Thursday, January 7, 2021

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 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. **Roll Call**
2. **Non- Agenda Public Comment (15 Minutes):** Public Comment (15 Minutes): Statements for public comments of up to three minutes each will be read into the record regarding non-agenda items or items on the agenda which are not set for a public hearing. Statements will be provided to Commission Members in their entirety as a single document. Public comment is a time set aside at the beginning of each Plan Commission meeting for such public statements. Individuals are asked to email statements to 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 parking lot side entrance to Village Hall, 123 Madison Street, to be received no later than 5:00 PM the day of the Commission meeting. Questions regarding public comment, or to request to make a public comment during the meeting, can be directed to 708/358-5418 or email planning@oakpark.us.
3. **Approval of Minutes:** December 16, 2020
4. **Other Business: None**
5. **Public Hearing & Findings of Fact:**
 - **PC 20-03: 520 South Maple Avenue;** The Petitioner, Rush Oak Park Hospital, is requesting a Zoning Map Amendment to reclassify the subject property located at 601-615 S. Maple Avenue from the R-7 Multiple Family Residential Zoning District to the H Hospital Zoning District.
 - **PC 20-04: 640-728 Madison Street;** The Petitioner, Pete's Market, is requesting approval of a planned development for an approximately 50,000 square feet retail grocery and related parking, landscaping and other improvements, with the following Zoning Ordinance allowances: Article 5: Commercial Districts -Table 5-1: Required Setbacks – Street Setback which states that a build-to zone of 5-15 feet setback along Oak Park Avenue is required, while the application proposes a distance of 408 feet; Article 5: Commercial Districts -Table 5-1: Required Setbacks – Rear Setback states that a rear yard setback along the north side of the abutting alley is required to be 25 feet

Contact the Department of Development Customer Services – Planning Division for additional information at (708)358-5418. Office hours are from 8:30 AM to 5:00 PM Monday through Friday. ■ If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at (708)358-5430 or e-mail ADACoordinator@oak-park.us at least 48 hours before the scheduled activity.

(inclusive of any alley), the application requests a reduction to 15 feet (the width of the alley); Article 10: Off-Street Parking and Loading, Subsection 10.2: Location of Off-Street Parking Spaces (B)(4) states that parking areas shall be located to the rear of the principal structure, the application proposes a surface parking in the front of the principal structure, not the rear; Article 7: Design Guidelines, Subsection 7.4 Building Design Standards (A)(1) states that a building wall that faces a street must not have a blank uninterrupted length exceeding 30 feet, while the application proposes an eastern building wall does not comply, with a proposed blank uninterrupted length of approximately 200 feet; Article 7: Design Guidelines, Subsection 7.4 Building Design Standards (A)(4)(b) states all ground floor front building facades must include display windows at ground level and must cover 60% of the ground floor building façade facing the public way (except alleys), while the application proposes a ground floor front building façade having approximately 0% of display windows; Article 11: Landscaping, Subsection 11.7 Required Parking Lot Interior Landscape (A) states that one parking lot island must be provided between every 10 parking spaces, while the application proposes a reduction of 8 islands, resulting in 4 parking lot islands, and Subsection 11.7 Parking Lot Interior Landscape (B) states that the minimum total landscape area of a parking lot must be 10% of the total parking lot area, while the application proposes a total landscape area of the parking lot at 6.2%.

- **Street Vacation** – Pete’s Market is requesting a vacation of a portion of Euclid Avenue between Madison Street and the north abutting east-west alley and a five-foot-wide strip of Madison Street between Oak Park Avenue and Wesley Avenue along the south edge of the subject property.

6. Adjournment