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MEETING NOTICE
PLAN COMMISSION
Village Hall – All Purpose Room (Lower Level)
Thursday, April 7, 2022 - 7:00 p.m.

AGENDA

1. Call to order/Roll Call
2. Reading of Agenda - Additions - Deletions
3. Approval of Transcripts/Minutes – February 23, 2022
4. Public Comment
5. Considerations:

a. Public Hearing – KLM Development Group – Proposal to amend the Downtown Redevelopment Plan (DRP):

Petition: - Proposal to amend the DRP by modifying the development concept for site 5 (generally bounded by Hillgrove, Howard, and Franklin Avenues)

Plan Commission Recommendation – Recommendation regarding the petition as noted above.

b. Public Hearing – 514 Hillgrove Avenue: KLM Development Group – Requests to amend the Development Control Ordinance (DCO), conditional use permit (CUP), and zoning variation:

Petition: - Request to amend the DCO relating to the C-1 zoning district (height limits), conditional use permit to allow a four story mixed use building, and a zoning variation relating to parking lot landscaping.

Plan Commission Recommendation – Recommendation regarding the petition as noted above.

c. Public Hearing – 17 W. Ogden Avenue: Tower Real Estate Development, LLC. – Requests for a map amendment (rezoning), planned development, waiver of 5 acre minimum requirement, reduction of submittals, combined preliminary and final plans, and text amendments

Petition: - Requests to Requests for a map amendment (rezoning) from R-2 (single family) to R-4 (multi-family), planned development, waiver of 5 acre minimum requirement, reduction of submittals, combined



preliminary and final plans, and text amendments to allow construction of a five unit townhome building at 17 W. Ogden Avenue.

Plan Commission Recommendation – Recommendation regarding the petition as noted above.

- d. Public Hearing – Southwest corner of 47th Street and Willow Springs Road (Garden Market Shopping Center) – Request for minor modification to a conditional use permit/planned development:

Petition: - Request for minor modification the existing conditional use permit to allow building and site renovations, façade improvements, and related work.

Plan Commission Recommendation – Recommendation regarding the petition as noted above.

6. Cook County/Statement of Economic Interest discussion – Attorney Jurusik

7. Adjournment

Distribution:

Alice Gallagher, Village President, James John, Village Trustee, Nicole Chen, Village Trustee, Ellen Baer, Village Manager, Mike Jurusik, Village Attorney, and Elaine Haeske, Deputy Clerk

Individuals with disabilities who plan to attend / participate in this meeting and who require accommodations in order to allow them to observe and participate, or who have questions regarding accessibility of the meeting or facilities, are requested to contact Elaine Haeske Deputy Clerk at 708-246-1800, extension 127.