

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
REMOTE PARTICIPATION
May 28, 2020
7:00 p.m.

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

PRESENT: Chair David Mann, Commissioners; Jeff Clark, Jeff Foster, Lawrence Brozek, Iris Sims, Paul May, Tom Gallagher and Nick Bridge.

EXCUSED: Commissioner Joseph Flowers

ALSO PRESENT: Craig Failor - Village Planner, Gregory Smith – Plan Commission Attorney, Tammie Grossman - Development Customer Services Director, Tom Meador - Applicant, Jay Keller – Architect, John Schiess – Project Manager for the Applicant

Roll Call - Chair Mann called the meeting to order at 7:02 p.m. Roll was called. A quorum was present.

Non-Agenda Public Participation - None

Approval of Minutes –March 5, 2020; Approved as written.

APPLICATION – Findings of Fact Review

PC 2019-08: 435-451 Madison Street: Planned Development – Residential Development; The Applicant seeks approval of a Planned Development to allow for the construction of a 48 unit apartment building with 48 first floor parking spaces within the MS-Madison Street zoning district at 5-stories tall. The Applicant is requesting zoning relief for the following; 1.) Increase in density from 24 allowed dwelling units to a not-to-exceed unit count of 48 dwelling units, 2.) Increase in height from an allowed 50 feet to a not-to-exceed height of 63 feet, 3.) A reduction in the rear yard setback from a required 25 feet to a not-to-exceed distance of 8 feet, 4.) A reduction in side yard landscape area width from 7 feet to a width of 3 feet, and 5.) A reduction in the required number of on-site load areas to zero (0).

Chair Mann introduced the Findings of Fact report and asked if there were any Commissioner comments. There were none.

Commissioner Brozek made a motion to recommend approval of the findings of fact report. The motion was seconded by Commissioner Sims.

Roll Call Vote: 7-0-1

Motion by Commissioner Brozek –yes

Seconded by Commissioner Sims - yes

Commissioner Clark - yes

Commissioner Bridge –yes

Commissioner Foster – yes

Commissioner May – yes

Commissioner Gallagher – Abstain

Chair Mann - yes

Planner Failor provide updates on pending applications.

Adjournment

The meeting was adjourned at 7:08 p.m. – Motioned by Commissioner Brozek, Seconded by Commissioner May.

Prepared by: Craig Failor, Village Planner / Staff Liaison