

**MINUTES**  
MEETING OF THE OAK PARK PLAN COMMISSION  
REMOTE PARTICIPATION  
December 3, 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 Iris Sims, Commissioners; Lawrence Brozek, Jeff Clark, Jeff Foster, Paul May, Nick Bridge, Paul Beckwith, Tom Gallagher and Jon Hale

**EXCUSED:** None

**ALSO PRESENT:** Craig Failor - Village Planner and Gregory Smith – Plan Commission Attorney

**Roll Call** - Roll was called at 7:02pm. A quorum was present.

**Non-Agenda Public Participation** – Village Planner Failor read into the record two statements from the public regarding Pete’s Fresh Market proposal

**Approval of Minutes** – November 5, 2020

Motion was made by Commissioner Beckwith, Seconded by Commissioner Brozek. Roll Call Vote as follows: Commissioners; Foster- yes, May–yes, Hale–yes, Beckwith–yes, Bridge–yes, Clark–yes, Brozek–yes, Gallagher–yes and Chair Sims–yes.

**Other Business** – Mr. Anderson and Mr. Van Zeyl with Wight and Co. were in attendance to discuss their approach to design review as it relates to the Plan Commission process. This discussion was based on concerns raised at the October 27, 2020 plan commission meeting regarding design review. Some Commissioners were suggesting that the Plan Commission be involved in a building’s design decision earlier in the development process. There was a mix of ideas including looking for earlier involvement in the design process to keeping the process as status quo. The take away was to ask Wight and Co. to provide a status report on their review to the Plan Commission prior to an application submittal with an interim question and answer session. This action needs to be determined.

**Public Hearing - PC 20-02: 261 Washington Boulevard:** The Plan Commission will conduct a public hearing on a planned development application for a five (5) story 28-unit multiple family building in the R-7 Multi-Family Residential Zoning District. The Petitioner seeks the following allowances from the Oak Park Zoning Ordinance, found in Article 4 - Table 4-1 Residential Districts Dimensional Standards: an increase in density from an allowed 11 dwelling units to 28 dwelling units; an increase in height from the allowed 45 feet to 56 feet measured at the flat roof line; and

a reduction in the required rear yard setback of 25 feet to 18 feet; a reduction in the front yard setback from 15 feet to 0.5 feet; an increase in maximum impervious surface lot coverage from a required 80% to 82%; and found in Article 11.6 Required Parking Lot Landscape Abutting a Street: a reduction in the required landscaping along a parking area from 5 feet of landscaping to zero landscaping.

Mr. Tim Pomaville, applicant, presented his application and introduced his team. The plan commission was provided an overview of the proposed sustainability rating system NGBS. Mr. Rich Van Zeyl with Wight & Co. and Mr. Lou Garapolo with the Historic Preservation Commission presented their memorandums of review. Mr. Garapolo indicated that their review was not a design preview per se, so he deferred to Wight and Co for their design advice. The applicant indicated he would accept the design advice from Wight and Co. The Commission asked for additional sustainability items to be added to bring the project into a Silver rating level. The applicant agreed. The plan commission asked that the applicant look at a redesign of the front façade. The applicant agreed. The plan commission had no concerns or issues of the development proposal beyond these points that were raised.

Motion was made by Commissioner Foster to continue the hearing until December 16, 2020, Seconded by Commissioner Gallagher. Roll Call Vote as follows: Commissioners; Foster- yes, Gallagher-yes, Hale-yes, Beckwith-yes, Bridge-yes, Clark-yes, Brozek-yes, May-yes and Chair Sims-yes.

### **Adjournment**

The meeting was adjourned at 9:43 p.m. Motion by Commissioner Gallagher, Seconded by Commissioner Beckwith. Roll Call Vote as follows: Commissioners; Foster-yes, Gallagher-yes, Bridge-yes, Brozek- yes, Beckwith-yes, Clark-yes, May-yes, Hale-yes and Chair Sims-yes.

Prepared by: Craig Failor, Village Planner / Staff Liaison