

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
REMOTE PARTICIPATION
October 6, 2022
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; Nick Bridge, Paul Beckwith, Jeff Foster, Paul May and Frank Sullivan

EXCUSED: Commissioners Jeff Clark, Tom Gallagher and Jon Hale

ALSO PRESENT: Craig Failor-Village Planner and Lance Malina-Plan Commission Attorney

Roll Call - Roll was called at 7:03pm. A quorum was present.

Village Planner Failor read into the record a statement regarding remote participation and reviewed the public hearing procedures.

Agenda Approval: Motion by Commissioner Foster, Seconded by Commissioner Sullivan. Roll Call Vote as follows: Commissioners; Foster-yes, Sullivan-yes, Bridge-yes, Beckwith-yes, May-yes and Chair Sims-yes.

Non-Agenda Public Participation – None.

Approval of Minutes – September 22, 2022: Motion by Commissioner Beckwith, Seconded by Commissioner Bridge, as amended. Roll Call Vote as follows: Commissioners; Beckwith-yes, Bridge-yes, Sullivan-yes, Foster-yes, May-yes and Chair Sims-yes.

Public Hearings & Findings of Fact: PC 22-04: Planned Development – Madison Commons (839 Madison Street); The Plan Commission will conduct a public hearing on a planned development application for a five (5) story, mixed use - 24-residential unit building in the MS-Madison Street Zoning District. The Petitioner seeks the following allowance from the Oak Park Zoning Ordinance associated with the Planned Development application, found in Article 5 – Table 5-1 Commercial Districts Dimensional Standards: an increase in height from an allowed 50 feet to 58 feet-3 inches.

The manager and applicant representative, Charlie Hoch introduced the proposal and introduced the team. Mr. Foster Dale, architect, presented the proposal. He reviewed the slide presentation detailing the site plan, elevations, perspectives and talked regarding the sustainability proposal.

Mr. Jonathan Shack, applicant and developer, stated his involvement with the project and a little of his development background.

Mr. John Schiess, consultant, presented the responses to the standards for review.

Village Planner Craig Failor provided staff's report. He indicated that several letters had been submitted in support of the application and some were regarding a request that the development become an all-electric building. Mr. Failor also mentioned that the Oak Park Economic Development Corporation submitted a letter in support indicating there will be an increase in property tax revenue for the Village and other taxing agencies. Mr. Failor introduced Mr. Rich Van Zeyl, Wight and Co., the village's

architectural design consultant who provided an overview of their findings relative to the application's building elevations. A supportive memorandum was previously provided to the Plan Commission for their review and consideration.

The Plan Commission proposed initial questions and comments. The Plan Commissioner asked about the proposed commercial space use, public amenities adjacent the building, garbage truck frequency, power source for building – electric, charging stations, cooking heat source, water heat source, exterior parking space purpose, building exterior lighting, price points of units, and resident selection criterion. The applicant indicated that the building will be mostly electric, with the exception of hot water, which is an on-demand system. In the future they wish to install solar panels on the roof eliminating the need for non-electric power sources. They will also install charging stations for a few parking spaces in the garage, with all parking spaces having the capability in the future as demand increases.

There were no requests to cross examination of the applicant.

The Chair opened the hearing for public testimony.

Ms. Susan Stall provided public comment in support of the application and stated the reasons such a development had been proposed. She also reviewed the challenges of a project such as this generates.

Public Comment was closed.

The applicant's representative, Charlie Hoch, provided a closing summary.

The Plan Commission began deliberations. Many of their questions were asked and answered previously or during the discussion with the applicant.

Commission Bridge made a motion to approve the application, Seconded by Commissioner Sullivan with the following roll call vote:

Bridge – Yes
Sullivan – Yes
Foster - Yes
Beckwith – Yes
May - Yes
Chair Sims – Yes

Motion passed with a 6-0 vote.

Commissioner Bridge made a motion to approve the Findings of Fact report, Seconded by Commissioner Beckwith with a roll call vote as follows:

Bridge – Yes
Beckwith – Yes
Sullivan – Yes
Foster - Yes
May - Yes
Chair Sims – Yes

Motion passed with a 6-0 vote.

Commissioner Sullivan made a motion to approve the 2023 Work Plan, Seconded by Commissioner Foster with a roll call vote as follows:

Sullivan – Yes
Foster - Yes
Bridge – Yes
Beckwith – Yes
May - Yes
Chair Sims – Yes

Motion passed with a 6-0 vote.

Adjournment: The meeting was adjourned at 8:48 p.m. Motion by Commissioner Sullivan, Seconded by Commissioner Foster. Roll Call Vote as follows:

Sullivan – Yes
Foster - Yes
Bridge – Yes
Beckwith – Yes
May - Yes
Chair Sims – Yes

Village Planner Failor updated the Plan Commission on the next meetings.

Prepared by: Craig Failor, Village Planner / Staff Liaison