

MINUTES (Special Meeting Date)
MEETING OF THE OAK PARK PLAN COMMISSION
Council Chambers, Village Hall
July 10, 2024
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 Mike Sturino, Commissioners; Nick Bridge, Miriam Tamayo, Jeff Clark and Jon Hale.

EXCUSED: Commissioners: Juan Betancur, Frank Sullivan and Paul Beckwith.

ALSO PRESENT: Craig Failor-Village Planner and Courtney Willits - Plan Commission Attorney

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

Agenda Approval: Motion by Commissioner Bridge, Seconded by Commissioner Clark. A voice vote was taken and the agenda was unanimously approved.

Non-Agenda Public Participation: Mr. Chris Donovan provided a statement on the Village Board's discussion regarding public involvement for development projects.

Approval of Minutes: May 2, 2024: Motion by Commissioner Bridge, Seconded by Commissioner Hale to approve the draft minutes as submitted. A vote was taken and the minutes were unanimously approved.

New Business: Public Hearings & Findings of Fact:

PC 24-04: 1106 Madison Street: Interfaith Housing Development Corp.; The Plan Commission will conduct a public hearing on a planned development application (Keystone Apartments) for a five (5) story 36-unit permanent supportive and affordable housing multi-family building in the MS Madison Street Zoning District. The Petitioner seeks the following allowances from the Oak Park Zoning Ordinance associated with the Planned Development application: 1) Article 5 – Table 5-1 Commercial Districts Dimensional Standards; an increase in height from an allowed 50 feet to 56 feet-4 inches, 2) Article 5 – Table 5-1 Commercial Districts Dimensional Standards; a decrease in the minimum lot area requirement from 27,000 square feet to 9,474.31 square feet, because of the proposed density increase from 12 dwelling units to 36 dwelling units, 3) Article 5 – Table 5-1 Commercial Districts Dimensional Standards; a reduction in the street setback requirement along Madison Street from three (3) feet to zero (0) feet, 4) Article 10 – Off-Street Parking & Loading, Table 10-2 Off-Street Vehicle and Bicycle Parking Requirements; a decrease in required parking spaces from 36 to 6 off-street parking spaces, 5) Article 9: Site Development Standards, Section 9.2 Exterior Lighting, B.1 Maximum Lighting Regulations; an increase the illumination along a total of 9'-0" of the front property line from one footcandle to 5.7 footcandles.

The applicant, Perry Vietti opened the presentation by indicating there were to be six parts to the presentation. He mentioned that the traffic consultants would be available for questions.

Part 1 of the presentation was an overview list of the partners involved. It was mentioned that Housing Forward, a social service partner, just opened their Broadview Legacy Apartments. Part 2, was a presentation by architect Rich Klein with Weese, Langley and Klein. Mr. Klein discussed the floor plans, building materials, art work, programing and landscaping. Part 3 was presented by Erin Hebert with Interfaith Housing Development Corporation on the Standards for consideration. Part 4 was presented by Perry Vietti, President of Interfaith Housing Development Corporation on the five allowances sought and finances. Part 5 was presented by Rich Klein regarding the Enterprise Green Communities sustainable rating system. And Part 6 was concluded by Lynda Schueler with Housing Forward regarding the intended use of the property relative to permanent supportive housing.

Village Planner Craig Failor presented the staff's report. Mr. Failor indicated staff's support for the application.

The Plan Commission had questions for the applicant regarding traffic, parking, building design, building management, solar panel installation, public art, lack of retail, definition of chronic disability, selection process of residents, lack of workout facilities and storage and parcel rooms.

The following persons provided public comment: Stephanie Sideman, Pat Anderson, Deborah Wess and Laura Kliewer. All provide positive and supportive comments regarding the proposed development.

The Plan Commission closed the public hearing and began deliberations. They all commended the applicant and felt the proposal was needed and welcomed. It was stated that on-site parking spaces were not necessarily needed and some didn't have an issue with the use of on-street parking permits.

Other Business: None

The Plan Commission discussed the Bikeway plan participation and potential future development activities.

Adjournment: The meeting was adjourned at 9:07 p.m. Motion by Commissioner Bridge, Seconded by Commissioner Clark. A voice vote was taken and the meeting was adjourned.

Prepared by: Craig Failor, Village Planner-Staff Liaison