

**MINUTES**  
MEETING OF THE OAK PARK PLAN COMMISSION  
REMOTE PARTICIPATION  
November 4, 2021  
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; Paul May, Jeff Clark, Larry Brozek, Nick Bridge, Tom Gallagher, Paul Beckwith and Jon Hale

**EXCUSED:** Commissioner Jeff Foster

**ALSO PRESENT:** Craig Failor, Village Planner, Greg Smith, Plan Commission Attorney

**Roll Call** - Roll was called at 7:10pm. 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 Gallagher, Seconded by Commissioner Hale. Roll Call Vote as follows: Commissioners; Gallagher- yes, Hale-yes, Beckwith-yes, Brozek-yes, Clark-yes, May-yes, Bridge-yes and Chair Sims – yes.

**Non-Agenda Public Participation** – None

**Approval of Minutes** – October 7, 2021: Motion by Commissioner Clark, Seconded by Commissioner Brozek. Roll Call Vote as follows: Commissioners; Clark- yes, Brozek-yes, Beckwith-yes, Hale-yes, Gallagher-yes, May-yes, Bridge-yes and Chair Sims – yes.

**New Business / Public Hearings & Findings of Fact:**

**PC 21-06: 7 Van Buren Planned Development:** The petitioner, Oak Park Residence Corporation, requests approval of a planned development application for a six (6) story 45-unit multiple family building in the in the R-7 Multi-Family Residential Zoning District. The Petitioner seeks the following allowances from the Oak Park Zoning Ordinance associated with the Planned Development application, found in Article 4 – Table 4-1 Residential Districts Dimensional Standards: a decrease in minimum lot area from 35,100 sq. ft. to 11,085 sq. ft.; an increase in height from 45 feet to 71.85 feet; an increase in maximum building coverage from 70% to 85.17%; a decrease in minimum interior side setback from 9.05 ft. to 8.3 ft.; a decrease in minimum rear setback from 24.5 feet to 1.5 feet; a decrease in automobile parking from 34 spaces to 17 spaces; a decrease in loading area from one space to zero spaces. Continued from October 7, 2021.

The applicant, David Pope - President and CEO of the Oak Park Residence Corporation, provided an overview of the information requested by the Plan Commission at the October 7, 2021

meeting. Mr. Pope presented information on the following: air circulation, south façade, pedestrian experience, site plan/ ground floor use, setback evaluation and height considerations. He also, after a question raised by the commission, presented cross section of the building and debated on the possibility of reducing the height between floors.

The Plan Commission opened the public comment portion of the meeting. The following individuals spoke in support of the application: Ed Solan representing Arbor West, Joerg Albrecht, and Linda Schuler representing Housing Forward. They supported the project, its inclusion of affordable housing, investment along Austin Boulevard and bridge to the Austin community.

The following individuals spoke in opposition to the application: Paul Hamer, Jenn Thompson, Bill Kinnaird, Kevin Kell, Terri Rymer, Amber Gray, Tim McCoy, Mary Fran Riley, Colleen Hintz, Cameron Stingily, Carol Elazier, Jeb Metric, Barbara Metric, Donna Rolf, Jerry Hellman, Leslie Brown, Julie Samuels, Susan Gilchrist, Jeanne McCoy, Justin Dossiea, Jane Campbell, Frank Vozak, Amanda Austin, Jim Gilchrist and Theresa Carilli. They had the following concerns; size of building, parking (on-site and off-site), traffic safety, density, unfairness to neighborhood, no respect to the neighborhood, over capacity of utilities, vehicular maneuverability in the building and adjacent the building, location of the handicapped accessible parking space, construction parking, vacation and loss of on-street parking, less affordable housing units than in current building, reduced parking in the area, two-way stop concerns at Humphrey and Van Buren, height, solar panels, Austin Boulevard proposed crosswalk, use of common brick for abutting building not because addition would be proposed, not in a Transit Oriented Development (TOD) area, no alternate transportation uses such as Divvy, Zip Car, etc. nearby, parking ratio too low, the IKEA corridor study mentioned regarding use of necessary vehicles in the area more than building providing, permit parking is a premium, 550 parking tickets issued so far in 2021 in this area, walking distance to amenities is too lengthy, no loading zones will create congestion, updates to the site plan needed for trash and bike parking, construction vehicle parking plan needed, shadow study is inconsistent and inaccurate, need an hourly shadow study by independent contractor, detrimental impacts to historic structures, not in character with neighborhood, lack of privacy for neighbors, setbacks not large enough, limits light and air, against zoning regulations, construction over right-of-way and street vacation unprecedented, no attention paid to existing building – in disrepair, and mechanical equipment in violation of the zoning codes.

Chair Sims indicated that those who were unable to attend, that had signed up, can send their comments in writing. No additional in-person public comments would be taken at the next meeting. The next meeting would begin with cross examination, then closing statements, concluding with Commissioner questions and deliberations. The Chair asked for specific staff and staff consultants to attend the next meeting.

**Van Buren Street Vacation (partial):** The petitioner for 7 Van Buren is also requesting to vacate a portion of the Van Buren Street right-of-way abutting the subject property a length of 122.52 feet by 15 feet wide. There was no discussion of this item.

A motion was made to continue this hearing to December 2, 2021 [at 7:00p.m.]. Motion by Commissioner Gallagher, Seconded by Commissioner Bridge. Roll Call Vote as follows: Commissioners; Gallagher-yes, Beckwith- no, Brozek – yes, Bridge-yes, Clark–yes, May-yes, Hale-yes and Chair Sims – yes.

**Adjournment:** The meeting was adjourned at 10:42p.m. Motion by Commissioner Gallagher, Seconded by Commissioner Bridge. Roll Call Vote as follows: Commissioners; Gallagher- yes, Bridge-yes, Clark–yes, May-yes, Hale-yes, Brozek-yes, Beckwith – yes, Chair Sims - yes.

Prepared by: Craig Failor, Village Planner / Staff Liaison