

MINUTES  
MEETING OF THE OAK PARK PLAN COMMISSION  
VILLAGE HALL- ROOM 201  
May 3, 2018  
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 Glenn Brewer, Lawrence Brozek, Jeremy Burton, Greg Marsey (arrived at 7:07 p.m.), Paul May, Kristin Nordman (arrived at 7:07 p.m.) and Iris Sims

EXCUSED: None.

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

**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**

April 5, 2018 – Approved as submitted/ Commissioner May made the motion to approve; Second by Commissioner Sims

April 19, 2018 – Approved as submitted/Commissioner May made the motion to approve; Seconded by Commissioner Brozek

**Public Hearing**

**PC 18-02; Planned Development (Lexington Homes LLC); 932-970 Madison Street**

The Applicant seeks approval of a special use - planned development for twenty-one (21) attached single family townhomes within the MS – Madison Street Zoning District with the following allowances: 1.) Roof deck setback: 6 feet required – Zero feet proposed; 2.) Landscape buffer: 7 foot wide landscaped rear buffer required; 3.) Street-side building setback: build-to zone of 3-5 feet required – 15.5 feet proposed; 4.) Building height: 35 feet allowed – 42.5 feet proposed. *Continued from April 19, 2018*

The Plan Commission was provided an introduction on the proposed changes by the Applicant, John Agenlian. Mr. Agenlian indicated that the roof top – fourth floor bonus rooms were no longer an option. He indicated that the front elevation changes we made per the request of the Commission. Mr. Steve Rezabek, architect for the applicant provided a brief overview of the recommended changes. He indicated that they would keep the stair tower.

The Plan Commission complimented the Applicant on the changes. A brief discussion was had on the parking situation along Clinton. Planner Failor indicated the Applicant and Village have come to an agreement on flipping the permit parking area to the east side of Clinton so the Applicant can install a green parkway on the west side where parking currently exists. The Plan Commission reviewed the Standards and Objectives of the Zoning Ordinance and found that the proposed development meets the Standards and is in line with some or all of the objectives. Since the Applicant withdrew the fourth floor

bonus room option, the height allowance is no longer necessary. The Plan Commission's motion for approval does not include this allowance.

Commissioner May moved to approve the application PC 18-02 (Planned Development); Commissioner Brewer seconded the motion. A roll call vote was taken:

Burton – yes

Sims – yes

Marsey – no

*Commissioner Marsey indicated that he was not recommending approval of this development because of the uninspired architecture. He was concerned that this is becoming the norm and encourages the Village to rethink current architecture. Does not meet Standard 14.5H (no.6).*

May – yes

Brewer – yes

Nordman – yes

Brozek – yes

Mann – yes

The motion passed 7-1.

Commissioner Brewer moved to approve the Findings of Fact for application PC 18-02 (Planned Development); Commissioner Sims seconded the motion. A roll call vote was taken:

Burton – yes

Sims – yes

Marsey – Abstain (due to voting no on the application)

May – yes

Brewer – yes

Nordman – yes

Brozek – yes

Mann – yes

The motion passed 7-0-1.

**PC 18-02: Plat of Subdivision (Lexington Homes LLC); 932-970 Madison Street**

The Applicant is requesting approval of a plat of subdivision. *Continued from April 19, 2018*

Commissioner May moved to approve the application PC 18-02 (Planned Development); Commissioner Brozek seconded the motion. A roll call vote was taken:

Burton – yes

Sims – yes

Marsey – yes

May – yes

Brewer – yes

Nordman – yes

Brozek – yes

Mann – yes

The motion passed 8-0.

**Other Business**

A discussion of the proposed Zoning Ordinance Design Standards for single-family residences ensued. It was determined that a re-draft is necessary. The proposed Section should contain a purpose statement and dos and don'ts.

**Adjournment**

Commissioner Burton moved to adjourn. Commissioner Sims seconded. The meeting adjourned at 10:12 p.m.

Craig Failor, Village Planner  
Staff Liaison