

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- Council Chambers
May 29, 2014
7 p.m.

PRESENT: Chair David Mann; Commissioners Mark Benson, Jeremy Burton, Mark Gartland, Greg Marsey, Gail Moran, Steven Rouse

EXCUSED: Commissioner Douglas Gilbert

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Plan Commission Attorney; John Schiess, architect for Altierra Development Group; Paul Zimmerman and Jonathan Shack, Altierra Development Group;

Roll Call

Chair Mann called the meeting to order at 7:00 p.m. Roll was called.

Non-Agenda Public Comment

None.

Approval of Minutes

Commissioner Moran motioned to approve the minutes from May 15, 2014. Commissioner Benson seconded. Commissioner Moran noted on page 4, “feet” should be changed to foot and on page 6 “available” should be changed to availability. A voice vote was taken and the minutes were approved unanimously with the changes.

Public Hearing(s)

PC 14-02: Residences at Maple Place (1133 Chicago Avenue); The Applicant seeks approval of a Planned Development for a five story, eleven unit residential condominium building and twenty-two (22) first floor parking spaces with eight allowances from the Zoning Ordinance. **Continued from May 22, 2014 Meeting – Findings of Fact.**

Commissioner Moran motioned to approve the Findings of Fact. Commissioner Marsey seconded. Chair Mann reviewed each page of the document. On page 7 paragraph 13, Commissioner Moran clarified the number of condominium units as having been amended to ten units. On page 12 paragraph 37, Commissioner Moran suggested adding “on or near” to the sentence. On page 21, Commissioner Marsey noted that it was discussed that the Village would send out a letter to local title companies informing them that Ordinance 12-4-4 would be enforced. Some discussion ensued about how best to direct the Village on enforcing the ordinance for future development projects in the Village. Commissioner Moran suggested including a cover letter to the Village Board indicating that concern. Commissioner Marsey agreed. More discussion ensued on how best to communicate with the Board and Mr. Failor suggested adding it to the staff memo. Commissioners agreed. Commissioner Gartland clarified voting on the Findings of Fact was separate from voting on the initial resolution. Attorney Karaca agreed. A roll call vote was taken:

Moran- yes
Marsey- yes
Rouse- yes
Gartland-yes
Benson-no
Burton-yes

Mann-yes
The motion passed 6-1.

Other Business

Chair Mann said the Comprehensive Plan draft and meeting should come to the Plan Commission at the end of July. Mr. Failor scheduled July 31 and August 14, 2014 for the meeting dates. Mr. Failor said the next Plan Commission meeting on June 5, 2014 would wrap up the public hearing on the YMCA Oasis development and then on June 19, 2014 it would be to review the Findings of Fact.

Commissioner Rouse asked for an update on the Clark Street development. Mr. Failor said the Redevelopment Agreement was just approved by the Village Board and there was a 90 day period to do due diligence on any environmental issues. The applicant had until May 2015 to get the development approved.

Adjournment

Commissioner Rouse motioned to adjourn. Commissioner Gartland seconded. A voice vote was taken. The meeting adjourned at 7:32 p.m.

Angela Schell,
Recording Secretary