

MINUTES

SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 101
December 19, 2019
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: Acting Chair: Iris Sims, Commissioners: Nick Bridge, Jeff Clark, Jeff Foster and Paul May.

EXCUSED: Chair David Mann, Commissioners: Lawrence Brozek and Joseph Flowers

ALSO PRESENT: Craig Failor - Village Planner

The Commission selected and approved Commissioner Iris Sims as the acting chairperson.

Roll Call

Acting Chair Sims called the meeting to order at 7:00 p.m. Roll was called. A quorum was present.

Non-Agenda Public Participation - None

Approval of Minutes - None

Public Hearings

PC 2019-06: 711-725 Madison Street: Planned Development – Senior Living Community;

The Applicant seeks approval of a Special Use - Planned Development to allow for the construction of a 256,725 square foot senior living residential care facility within the MS-Madison Street zoning district consisting of 174 Unit (222 beds) at 7-stories tall. The Applicant is requesting zoning relief for the following; 1.) Increase in density from 48 allowed dwelling units to a not-to-exceed unit count of 174 dwelling units, 2.) Increase in height from an allowed 50 feet to a not-to-exceed height of 90 feet, 3.) A reduction in the rear yard setback from a required 25 feet to a not-to-exceed distance of 16 feet as measured from the property line south of the abutting alley, and 4.) An increase in foot candles at the property line from 1 to not-to-exceed 6.9. The building will be comprised of independent living units, assisted living units, and memory care units.

Street Vacation: The Applicant is also requesting the vacation of a portion of South Euclid Avenue right-of-way between Madison Street and the east-west alley abutting the development parcels to the south

The hearing was opened. Mr. John Myefski architect with Myefski Architects representing American House – Redico, the applicant, requested a continuance of the public hearing for the Planned Development and street Vacation until January 23, 2020.

Commissioner May made a motion to continue the hearing for the Planned Development and street Vacation until January 23, 2020. The Motion was seconded by Commissioner Foster.

Roll Call Vote:

Motion by Commissioner May – yes
Seconded by Commissioner Foster - yes
Commissioner Bridge- yes
Commissioner Clark – yes
Acting Chair Sims–yes

Adjournment

The meeting was adjourned at 7:03 p.m. – Motioned by Commissioner May, Seconded by Commissioner Bridge.

Prepared by: Craig Failor, Village Planner / Staff Liaison