

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
REMOTE PARTICIPATION
January 21, 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; Lawrence Brozek, Jeff Clark, Jeff Foster, Paul May, Nick Bridge, Paul Beckwith, Tom Gallagher and Jon Hale

EXCUSED: None

ALSO PRESENT: Craig Failor - Village Planner, Greg Smith – Plan Commission Attorney, Byron Kutz – Assistant Village Engineer and Tammie Grossman, Development Customer Services Director

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

Village Planner Failor read into the record a statement regarding remote participation and reviewed the public hearing procedures.

Non-Agenda Public Participation – None

Approval of Minutes – January 7, 2021

Commissioner Gallagher indicated one correction to be made. Motion was made by Commissioner Foster as amended, Seconded by Commissioner Brozek. Roll Call Vote as follows: Commissioners; Foster- yes, Brozek–yes, May–yes, Hale–yes, Beckwith–yes, Bridge–yes, Clark–yes, Gallagher–yes and Chair Sims–yes.

Other Business – None

PC 20-04: 640-728 Madison Street; The Petitioner, Pete’s Market, is requesting approval of a planned development for an approximately 50,000 square feet retail grocery and related parking, landscaping and other improvements, with the following Zoning Ordinance allowances: Article 5: Commercial Districts -Table 5-1: Required Setbacks – Street Setback which states that a build-to zone of 5-15 feet setback along Oak Park Avenue is required, while the application proposes a distance of 408 feet; Article 5: Commercial Districts -Table 5-1: Required Setbacks – Rear Setback states that a rear yard setback along the north side of the abutting alley is required to be 25 feet (inclusive of any alley), the application requests a reduction to 15 feet (the width of the alley); Article 10: Off-Street Parking and Loading, Subsection 10.2: Location of Off-Street Parking Spaces (B)(4) states that parking areas shall be located to the rear of the principal structure, the application proposes a surface parking in the front of the principal structure, not the rear; Article 7: Design Guidelines, Subsection 7.4 Building Design Standards (A)(1) states that a building wall

that faces a street must not have a blank uninterrupted length exceeding 30 feet, while the application proposes an eastern building wall does not comply, with a proposed blank uninterrupted length of approximately 200 feet; Article 7: Design Guidelines, Subsection 7.4 Building Design Standards (A)(4)(b) states all ground floor front building facades must include display windows at ground level and must cover 60% of the ground floor building façade facing the public way (except alleys), while the application proposes a ground floor front building façade having approximately 0% of display windows; Article 11: Landscaping, Subsection 11.7 Required Parking Lot Interior Landscape (A) states that one parking lot island must be provided between every 10 parking spaces, while the application proposes a reduction of 8 islands, resulting in 4 parking lot islands, and Subsection 11.7 Parking Lot Interior Landscape (B) states that the minimum total landscape area of a parking lot must be 10% of the total parking lot area, while the application proposes a total landscape area of the parking lot at 6.2%.

Pete's Market architect Ken Nadolski, presented the changes to the application per Plan Commission direction. Mr. Nadolski also indicated why they decided not make some of the suggested changes.

Richard Van Zeyl with Wight and Co., Village of Oak Park's architectural design consultant, presented their amended report indicating additional design consideration should be looked at before the Plan Commission makes their recommendation. He also mentioned coordination with the Madison Street streetscape plans. He presented those to the Plan Commission. The applicant agreed to making the suggested changes.

Director Grossman presented the parking division memorandum regarding disposition of available parking permits within the vicinity of the Euclid Avenue condominium north of the subject parcel.

Planner Failor indicated that there were general written public comments provide relative to concerns regarding Carnival Grocery Store on South Oak Park Avenue.

Public Testimony: Jennifer Ban and Natalia Rodriguez Brazzi provided public comment. Their concerns were related to new information provided on the cul-de-sac landscaping design, alley safety, parkway trees and parking permits.

Commissioner Comments/Questions:

The Commission in general appreciated the significant changes to the building elevations, Euclid Avenue cul-de-sac and truck dock area. The discussion ensued regarding, truck deliveries times and frequencies, solar panels on the roof (which the applicant committed to), Green Globe sustainability rating, Madison Street Right-in; Right-out driveway – which was determined it will need to stay in place, installation of a plaque regarding the grotesques, historic element for the public art, structure/landscaping at southwest corner to hold the street – possibly remove parking spaces, modifying plans per Wight & Co. recommendations, aligning the mid-street crosswalk with the grotesques wall, coordinating façade with streetscape, ending the street wall further east at the Oak Park and Madison intersection, Madison and Oak Park Avenue intersection improvements (Village is planning to add improvements in 2022), add more landscaping to parkway, work with condominium owners on Euclid Ave cul-de-sac landscaping,

review traffic on surrounding streets in the near future, the diverter on Wesley Avenue and the alley, underground parking for customers, increase elevator size, and adding a green roof system.

Village Planner Failor provided an overview of the additional conditions for the application incorporated into the motion regarding solar panels, architectural elevation changes, elevator resizing, southeast corner design and streetscape alignment.

A Motion was made by Commissioner Beckwith to approve the application as amended with conditions. Seconded by Commissioner Brozek. Roll Call Vote as follows: Commissioners; Beckwith–yes, Brozek–yes, Gallagher–yes, Bridge–yes, Foster- no, Hale-yes, Clark–yes, May-no, and Chair Sims - yes.

The motion passed 7-2

Village Planner Failor provided an overview of the Findings of Fact’s conditions of approval as written indicating the above conditions are to be added.

A Motion was made by Commissioner Gallagher to approve the application as amended with conditions. Seconded by Commissioner Bridge. Roll Call Vote as follows: Commissioners; Gallagher–yes, Bridge–yes, Foster- yes, Brozek–yes, Hale-yes, Clark–yes, May-yes, Beckwith–yes, and Chair Sims - yes.

Findings passed 9-0

Village Planner Failor introduced the two right-of-way vacation requests: Euclid Avenue between Madison Street and the east-west alley to the north of the site and a five-foot strip along the building frontage.

A Motion was made by Commissioner Gallagher to approve the applications. Seconded by Commissioner Brozek. Roll Call Vote as follows: Commissioners; Gallagher–yes, Brozek–yes, Bridge–yes, Foster- yes, Hale-yes, Clark–yes, May-yes, Beckwith–yes, and Chair Sims - yes.

Motion passed 9-0

Village Planner Failor provided an overview of the Findings of Fact.

A Motion was made by Commissioner Hale to approve the application. Seconded by Commissioner Bridge. Roll Call Vote as follows: Commissioners; Hale-yes, Bridge–yes, Foster- yes, Brozek–yes, Gallagher–yes, Clark–yes, May-yes, Beckwith–yes, and Chair Sims - yes.

Findings passed 9-0

Adjournment: The meeting was adjourned at 10:29 p.m. Motion by Commissioner Gallagher, Seconded by Commissioner Bridge. Roll Call Vote as follows: Commissioners; Foster–yes, Brozek-yes, Gallagher-yes, Bridge–yes, Clark–yes, May–yes, Hale-yes, Beckwith–yes and Chair Sims – yes.

Prepared by: Craig Failor, Village Planner / Staff Liaison