

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
November 5, 2015
7:00 p.m.

PRESENT: Acting Chair Douglas Gilbert; Commissioners Jeremy Burton, Mark Gartland, Greg Marsey, Kristin Nordman, and Monica Sanders (arrived at 7:10pm)

EXCUSED: Chair David Mann and Commissioners JoBeth Halpin, and Garret Eakin

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Attorney

Applicants: Steven Rouse, Attorney for applicants; Mr. David Lyon, Mercy Housing; Mr. David Doig, Chicago Neighborhood Initiatives; Mr. George Halik and Ms. Michelle McSweeney, Booth Hansen; Mr. Michael Werthmann, KLOA

Roll Call

Acting Chair Gilbert called the meeting to order at 7:06 p.m. Roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Approval of Minutes

Chair Gilbert asked for comments on the minutes from October 1, 2015. Commissioner Gartland moved to approve the minutes as submitted. Commissioner Marsey seconded. A voice vote was taken and the minutes were approved unanimously.

Public Hearing

PC 15-05: Highland Place Planned Development (231-307 Madison Street); The Applicants, Chicago Neighborhood Initiatives and Mercy Housing Lakefront, seek approval of a planned development for a mixed use project consisting of approximately 10,500 square feet of first floor commercial space, 55 workforce rental apartments, and 75 surface parking spaces. The applicant is requesting an allowance to increase the building height from 50 feet as required in Section 3.8.4 A(2) of the Zoning Ordinance to 55 feet (as measured at the highest point of the flat roof), an allowance to reduce open space from 25% as required in Section 3.8.4 C(2) of the Zoning Ordinance to 2.5%, and an allowance from the Madison Street Overlay District Section 3.9.6 (G) to allow surface parking to front on Madison Street and side street.

Chair Gilbert explained he was presiding as the interim chair as Chair David Mann recused himself due to a conflict of interest.

Chair Gilbert reviewed the procedure for the public hearing. He explained that should the hearing need to be continued, it would be continued to November 19, 2015.

Attorney Karaca swore in all who planned to testify.

Mr. Failor reviewed the staff report. He reviewed the allowances: height, open space and parking frontage on Madison Street. He said the applicant would be having a third party reviewer to certify that LEED standards would be met for the building.

Mr. Failor said the zoning code allows for a 50 foot height- the application was five feet above this. The code requires 25% of the property be green open space- the application was showing 2.5% open space. He noted that the Village was undergoing a zoning code revision for Madison Street and the consultants will be recommending a zero open space requirement for applications going forward. Mr. Failor said the parking frontage variance was technically not required as the parking was grandfathered in, but that staff had requested it be included so that the parking lot would be in compliance and conforming going forward.

Mr. Failor said within the Envision Oak Park Comprehensive Plan there were four areas associated with this development: land use and built environment; neighborhood housing and diversity; economic health and vitality; and environmental sustainability. Under the Madison Corridor Plan Corridor the development fulfilled the designation of a mixed-use building and would use green construction techniques. The Plan also specifies that the building should be attractive and fit in with the area.

Mr. Failor read a statement from the Housing Programs Advisory Committee. The Chair stated that a motion was approved that the committee would support the development as a project that reflects and supports the committee's goals of housing diversity.

Mr. Failor said there was no relief requested from parking in this application. He said staff felt the applicant met the 25% parking credit as noted in the zoning code because there was neighboring on-street parking, bicycle parking and nearby public transportation.

Mr. Failor noted there was a concern by the public on the existing parking spaces being displaced by the development. He said the property was privately owned and the Village has no control over what the owner does with the parking spaces. He said the Village's Parking Services Department would work with permit owners to try to find other parking areas. He noted the Park District has an agreement with the Village to allow employees to park on Adams Street. He said it would not be the purview of the Plan Commission to discuss the existing parking spaces, but he encouraged residents to talk with the Village's Parking Services Department. He said staff was in support of the development.

Mr. Failor read into the record a letter from the Madison Street Coalition. The letter stated a recommendation to approve the application, but the coalition felt the building design could be improved upon and believed by altering the parking spaces more green space could be added to the site with additional trees or a vegetative fence.

Mr. Failor read into the record a letter from the Oak Park Economic Development Corporation (OPEDC). The letter stated its support of the development. OPEDC said altering the parking to add landscaping would not be in the best interest of the development as a whole.

Chair Gilbert clarified the cross examination procedure.

Mr. Steven Rouse, attorney for the applicant, introduced the applicants.

Mr. David Lyon, Mercy Housing, said they intended to own and operate the development and intended it to be a long-term asset to their company and the community.

Mr. David Doig, Chicago Neighborhood Initiatives, said his organization started as Park Bank Initiatives in Oak Park. He said their focus was mixed-use development and they focused mainly on retail, but they were looking at this project as returning to their roots in Oak Park. He said their focus would be on bringing high-quality retail tenants to Madison.

Mr. Rouse reviewed the presentation. He briefly contrasted the prior approved planned development on the property with the current proposal.

Mr. George Halik, architect from Booth Hansen, noted that they've incorporated changes in the design after meeting with neighbors. He reviewed site plan elevations. He said their goal was to create a building that related in scale with the commercial area of Madison but also related to the residential side in its details. He said the private alley would be used during set times for loading and during the rest of the time it would be open for public use. There would be decorative fencing around the site. The lighting fixtures in the parking area would only shine light downward and there would be no glare. He said there would be a new streetscape along Madison Street with new sidewalks, plantings and they would also like to incorporate art into the development.

Mr. Halik reviewed the floor plans and said there would be one, two and three bedroom units. He said there was a significant amount of three bedrooms because they were focused on bringing families into the buildings. He reviewed the building materials, which was a combination of brick and composite panels. He said they wanted to have a warm color to the building so they pulled colors from existing buildings in Oak Park to get the color scheme for the development. He reviewed the shadow studies. He showed an example to put art into the sidewalk, but said the public art component would be fleshed out further through the Public Art Advisory Commission (PAAC).

Mr. Rouse summarized the feedback the applicants received from the community meeting. He said there was a lot of input at the meeting about the type of retail the neighbors would like; he noted they were not in a position to promise, but they were looking for a mix of national and local service retail. He estimated the development would pay \$259,000 in property taxes.

Mr. Rouse reviewed the compensating benefits in the application. He noted: sidewalk and parkway restoration; eliminating curb cuts on Madison Street; restriping the crosswalk across Highland Ave; public art installation- finalized through the PAAC; public use of private alley; remediation of contaminated soils; and providing workforce affordable family housing. He defined workforce housing as providing working families a place to live at below-market rates. He said the units would be high-quality with parking, for people who could not otherwise be able to afford to live in the community. He stressed this development was for people with jobs and were working.

Mr. Rouse reviewed how the development followed the Madison Street Corridor Plan: the development would be a mixed-use building; the building would maintain the street edge; the lighting fixtures would reduce glare to neighboring properties; the building's form would be rectangular with an articulated building entry; and 60% of the ground floor storefront would be windows.

Mr. Rouse reviewed the Comprehensive Plan and said the development met the requirements of strengthening the commercial district through a mixed-use building with ground floor retail and residential above; a transit-oriented development that would provide diversity to housing stock; the development would meet LEED-certified standards with third-party oversight; the development will pay property and sales taxes.

Chair Gilbert asked commissioners for any questions. Commissioner Sanders asked staff about the center medians in Madison Street after the road diet was implemented. Mr. Failor said in the short term the medians would stay with striping for bike lanes and travel lanes. Commissioner Burton asked about the changes to the site plan in the packet versus the presentation. Mr. Halik said they were trying to maximize parking with the presentation plan, which was the most current site plan. He said the lot to the west would be resealed and restriped.

Ms. Michelle McSweeney, from Booth Hansen, said the prior parking lot drawing had more green space, but they reduced the open space to better maximize the parking. Commissioner Sanders asked if all the parking would be private. Ms. McSweeney agreed.

Commissioner Marsey asked about the concern regarding traffic flow after the implementation of the road diet during peak times, would there be a back-up. Mr. Michael Werthmann, from KLOA, said they looked at the impact with current Madison Street traffic and with the road diet. With the existing conditions there would be an acceptable level of service but with the road diet, keeping traffic numbers consistent, there will be traffic delay. Mr. Werthmann noted that they believe traffic levels will decrease once the road diet was implemented and drivers find alternative routes, but they kept the numbers conservative for the report. Commissioner Marsey asked about turning onto Harvey or Highland from Madison. Mr. Werthmann said there would be a center median so the cars could go around and traffic wouldn't back up. Mr. Failor clarified with the road diet there would be a center turn lane on Madison.

Commissioner Gartland asked about the on-site building manager hours. Mr. Lyon said the manager would work typical business hours approximately 8 a.m. to 5 p.m. He noted there would also be an on-site maintenance supervisor. Commissioner Gartland asked how they would determine what qualifies as workforce applicants. Mr. Lyon said they have an application process with income level review on an annual basis. Mr. Lyon said tenants whose income increases would not be kicked out of the building.

Chair Gilbert asked about the alley ownership. Mr. Rouse said the current owner owns the alley through a prior vacation from the Village. Chair Gilbert asked if trucks would be there with engines idling or can their engines be turned off. Mr. Lyon said it would likely be a low-frequency loading area, they don't anticipate blocking the alley for long periods and they could work with retailers to make sure trucks were not idling. Chair Gilbert asked where parking was located for residents versus retail. Mr. Rouse explained the resident parking was behind the building while retail and guest parking was to the west. Chair Gilbert asked if there was any consideration for shared parking with the public. Mr. Rouse said there were concerns from neighbors that parking would spill over onto side streets, so they don't believe the lots could support a shared use. Commissioner Sanders asked if parking on Madison would stay. Mr. Rouse agreed.

Commissioner Marsey asked about turning into Highland and the queue of cars. Mr. Werthmann said there would not be high volume and reviewed the numbers in his report. Commissioner Marsey said they should be prepared with contingencies if this became an issue. Mr. Worthington said the report indicated the development would not be any different than any other un-signalized street along Madison. Commissioner Marsey asked staff if the Village has purview on changing signal times. Mr. Failor said the village has the ability to adjust the signal time. Commissioner Burton asked about snow removal in the alley. Mr. Rouse said the building owner would be responsible for snow removal.

A short discussion ensued about the road diet and the effect on turning lanes. Mr. Failor explained striping would be done first, if it was determined changes needed to be made during a later phase the medians may be removed for a center lane, but those larger changes would occur at a later date.

Commissioner Sanders asked about the road diet and traffic. Mr. Werthmann said with the road diet traffic will likely go to other roads and so traffic along Madison would diminish a bit. Commissioner Sanders asked where the traffic would go and would the traffic go to neighborhoods. Chair Gilbert noted that would be an issue relating to the road diet but not the development. Mr. Failor said the Board has considered that and their information determined there would be cars going into the neighborhoods initially but ultimately going back onto Madison Street.

Chair Gilbert opened cross examination.

Mr. David Kralik, 526 Highland Ave. asked architects for photo renderings for Harvey Avenue and Madison and facing south for both Harvey and Highland Avenues. Mr. Halik said they did not have them currently but could provide them. Mr. Kralik asked where the outside bike parking would go. Ms. McSweeney said it would be on the Madison Street side. Mr. Kralik asked about the hours for delivery trucks and if those hours could be restricted by the plans or by the village code. Mr. Doig said deliveries were typically in the morning, although precise hours won't be known until retailers are locked in, but they would try to accommodate neighbors. Mr. Failor said restricted delivery hours have been placed on other applications.

Mr. Kralik asked about the density of the development and the number of families expected. He asked if the applicants reached out to the school districts; also, how would the Madison Street TIF affect the distribution of funds. Mr. Rouse said it was anticipated that the TIF would expire by 2017 and there has not been any conversations with the school districts as they cannot anticipate how many students will be attending nor at what grade level. Mr. Rouse said he didn't believe the impact would be material. Mr. Kralik asked for an estimate of the total population. Ms. McSweeney said there were 15 three bedroom units and that's where they'd expect more children, 8 two bedroom, 16 one bedrooms and 16 studios. Mr. Lyon explained that HUD has a codified restriction of two people per bedroom that controls household size per the lease agreement. For example, a two bedroom would be four people maximum.

Mr. Kralik asked about a shared parking possibility for the west lot. Mr. Rouse said the south lot would be strictly for residents and the west lot would be strictly short-term retail or overnight guests. Mr. Kralik asked if there was any possibility to have shared use in the lots. Mr. Rouse said the applicant was flexible and wanted to work with neighbors but first wanted to see the usage and doesn't want to overpromise.

Mr. Kralik said for the Grove Apartments preferences were indicated for Oak Park residents or Oak Park workers; would they consider giving the same preference to Madison Highlands applicants. Mr. Lyon said as long as they stayed in compliance with federal fair housing laws they would do so absolutely, priority would be given to those living or working in the community. Mr. Kralik said along Madison there were not many buildings that were five stories, could the overall development be shrunk to remove the retail component or reduce the residential units by one floor. Mr. Lyon said the applicants had to meet economies of scale and they were at that point with this development – it would be financially unfeasible to change the scale.

Chair Gilbert called for a five minute break. The meeting resumed at 8:54 pm.

Chair Gilbert opened public comment and testimony.

Sr. Mary Catherine McDonagh, lives on East Ave., was in favor of the project. She said Catholic school teachers, who historically have been paid less, would be able to live in Oak Park with this development.

Sr. Maureen Scott, a Sister of Mercy, said Oak Park has progressive values and the Sisters of Mercy provides progressive work. She said a former student she taught at DePaul tried for three years to find an apartment in Oak Park and couldn't afford an appropriate one and so she was in support of the development.

Mr. Chris Donovan, lives on South Elmwood Ave., said with the road diet to provide bike lanes, the turning traffic needs to be discussed. He asked how the bike lanes would affect parallel parking on Madison. He also objected to removing the medians and said it was a waste of resources.

Mr. David Kralik, 526 S. Highland Ave., said the previous development was fundamentally flawed and this proposal was a vast improvement over the previous proposal. He said it would inject retail into an area that sorely needs it. He believes the development could be successful but he and his neighbors have some concerns regarding height, parking and population in the schools. He said there was concern about concentrating affordable housing along Madison- if the only area was along Madison then that does not fulfill the initiative of Oak Park as a whole to be a diverse area. He asked the Village Board as they encounter future developments to scatter affordable housing throughout the village. He was in support of the development.

Anne Sperling, 518 S. Highland Ave., said the biggest issue was parking. She said it would impact their street. She said park district employees will be parking on Adams Street within the neighborhood. She said she liked the addition of overnight parking guests in the west lot. She said the school was running out of space and this will be an issue. She said she was excited about the retail but does not want fast food as there was enough. She was concerned about middle school children crossing at Highland and if the retail was appealing, more pedestrians and children will cross the street there, so there should be a cross walk. She said her neighbor asked her to note there was already bad traffic with Dunkin Donuts in the morning and adding trucks to the area will be a problem.

Ms. Charlotte Newman, lives on the corner of Highland and Adams, said she was objecting to the development because it reduced neighborhood parking. She said the development eliminates two parking lots and cars already park in front of her house. She said, "The development plans to meet that 102 parking space requirement by displacing current residents from the 77 spaces in the Village lots and then asking the Village for an allowance for "available on-street parking." She said there was a July resident meeting and concerns about losing parking lots have not been addressed since then and were being ignored. She said the traffic study gives the false assumption that the neighborhood does not have traffic concerns. She said her block cannot accommodate the parking lost from the development and asked the plan commission to deny the application.

Ms. Christee Snell, 535 S. Harvey Ave., said the parking conversation should be included because it will impact their neighborhood. She said traffic queues up on Harvey from Dunkin Donuts and will queue up on Highland. She asks that construction traffic be kept off Harvey and Highland and asks that trucks be kept off Harvey and Highland. She said with the open space variance no dogs should be allowed because they will be walked over to neighbor's yards.

Mr. Joseph Kyles, 309 Madison, asked if the fencing would be wrought iron around the parking lot. He said there was vegetation growing onto his property and he'd like that addressed. He asked for an assurance about the type of retailers and business redundancies. He asked if there would be four separate retail spaces or if that would be adjusted. He has density and parking concerns but now that he has seen the building he was in support of the development, with some commitment on retail.

Mr. Mark McCann, was in support of the development. He said he holds the developer in the highest esteem possible. He said Mercy Housing has done a tremendous job integrating retail and attractive architecture into affordable housing.

Mr. Warren Schmaus, 521 Highland Ave., said it was an improvement over the previous proposal but reiterates the parking concerns. He said the argument that the village doesn't own the lot doesn't obviate the village's responsibility to find parking for these displaced parkers. He was concerned about retail as the retail storefronts looked shallow and will be limited. He wondered who would fit into the small space.

Mr. Steven Sparks, 536 S Oak Park Ave., was in support of the project. He works in affordable housing and has seen a number of Mercy Housing projects. He said they provide the gold standard for affordable

housing and this would be a great addition to community. He was excited to see nice retail come into the Madison corridor.

Ms. Linda Brace, was in support of the project. She used to work for Mercy and was very proud of the work Mercy does. She said the quality of the property management was very high and the development would be managed well. She said traffic and parking issues would be worked out over time.

Mr. Sunny Patel, was in support of the project. He was concerned about the retail and was in agreement on no more fast food. He questioned the signage for the retail. He has some concern that people may try to park in the Dunkin Donuts lot but was in full support of the development.

Ms. Mary Fran Reilly, lives in the 700 block of South Humphrey, was in support of the project. She said Oak Park needs more affordable housing and doesn't agree that having the Grove Apartments and this development was too much density. She said she's had great interaction with Mercy Housing and they have great management with their properties. She said with parking restrictions in Oak Park we learn to deal with those restrictions over time.

Mr. David Pope, 306 S. Humphrey, was in support of the project. He said it was a worthwhile effort to invest in workforce housing in the community. He said some prior concerns about affordable housing have been shown to be unfounded; the partners in the development have significant experience in Oak Park and we were lucky to have them. He said he hopes they strive for something that was beautiful – with good quality of materials and design that may cost more but will be a tremendous asset.

Mr. Failor read into the record a letter from Mary Bird, 537 S. Highland, who stated concerns regarding development size, density and number of units. She'd like to see a smaller number of units and residents as the neighborhood could better absorb a smaller number. She said local schools could better serve students if the development was smaller. She said village funds should be used to help make a smaller development more feasible. She said she has concerns about diversity and efforts to achieve affordable housing throughout the village.

Chair Gilbert closed the public testimony.

Chair Gilbert asked applicants to address some of the issues raised in public testimony. He noted an issue raised was that the parking requirements were being accommodated by on-street parking. Mr. Rouse explained there were three options to reduce parking requirements by 25% in the zoning code: on-street parking, bike parking and being close to public transportation. Chair Gilbert asked about the crosswalk concern and parking locations on Madison to improve pedestrian crossing. Mr. Rouse said the road diet issues could be addressed with the project in mind rather than in retrofit. Chair Gilbert noted concerns regarding morning traffic from Dunkin Donuts on Harvey, concerns with trucks coming in at the same time- could there be a way to mitigate that by having trucks come in from the west from on Highland so that it would be against traffic on Harvey. Mr. Rouse said the alley was open both ways, so if there was traffic at certain times, deliveries could come in on Highland or deliveries could be moved to Madison- there was flexibility.

Chair Gilbert asked about the parking lot fencing. Mr. Rouse said the fencing would be wrought iron and weeds would be removed. Chair Gilbert asked about the retail space sizing. Mr. Doig said retail could be five tenants or two tenants; they would be flexible depending on the retail demand. Chair Gilbert asked about anticipating types of retailers. Mr. Doig said they've had discussions with local retail brokers and the general sense was neighborhood convenience retail- not likely to be a fast food restaurant because there was no drive thru. They were looking at smaller convenience retail like a UPS or FedEx store, a hardware store or a dentist/doctor office. He said they would not do a sin business. Chair Gilbert asked

about retail signage. Mr. Doig said retail signs would be affixed to the building. Chair Gilbert asked about construction traffic being restricted off of residential streets. Mr. Doig said they would work with the village to figure that out. Mr. Failor noted that in the standard conditions usually included with each application was language to work with the village on a construction plan. Chair Gilbert noted there was a call for shared parking in the retail lot. Mr. Rouse said allowing the applicant to get tenants in place and seeing what the mix would be was a better plan than overpromising what parking they could give; the applicant was flexible but needed to see what the demand would be.

Commissioner Burton referred back to a prior drawing of the parking lot and noted if spaces were oriented differently there would be more flexibility in the parking and also allow for more green space. Mr. Doig said the issue was cost so they were leaving the west lot as is. Commissioner Burton asked about the parking frontage variance. Mr. Failor said the Madison Street Overlay District has a parking restriction facing Madison Street. The parking lot on the west was grandfathered in with frontage but to take away the nonconformity the variance was requested. Commissioner Burton said he wanted to clarify the variance was not for the number of parking spaces. Staff agreed.

Commissioner Marsey noted that within a two block radius there were eleven village lots and asked if the parking department would be sending letters to those being displaced. Mr. Failor said the parking director indicated most users of those lots are from south of Madison Street; there were other lots available but not as convenient. Mr. Failor said the village also keeps a list of private owners that have spaces for rent. Commissioner Burton asked about usage numbers for the lots. Mr. Rouse said 30 spots were being used. Mr. Failor said there were 3 nighttime permits and thirty 24-hour permits being used and it has been reduced over the years. Commissioner Burton asked if the eleven lots nearby had spots. Mr. Failor said he would check with staff.

Commissioner Marsey said Mr. Pope had asked if there was a chance to put in an I-Go or Zip Car parking space. Mr. Doig said they could look into it. Commissioner Burton added a no idling provision. Commissioner Sanders asked if pets were allowed. Mr. Lyon said typically they don't allow pets but with some senior housing they do allow it, at this time, he couldn't commit to a policy.

Commissioner Marsey asked about the building material on the upper floor. Mr. Halik said it was a cement product with a 30 year warranty; it was a durable product. Commissioner Marsey asked for an address of an existing building with it so he that he could check it out. Mr. Rouse said that would be provided. Commissioner Marsey said he would like more articulation to the building rather than just the stairwells. Mr. Lyon said material durability was key and they worked hard to ensure a long-term attractiveness to the building. Chair Gilbert asked about the roof material. Mr. Halik said it would be a membrane roof. Chair Gilbert asked if there were any plans for a vegetative roof. Mr. Halik said not right now. Chair Gilbert asked staff if a vegetative roof could be counted for open space. Mr. Failor agreed. Chair Gilbert suggested adding a vegetative roof to alter their open space allowance. Ms. McSweeney said with a green roof they would still be deficient on open space. Chair Gilbert asked for the difference in amounts. Mr. Doig said they weren't able to absorb a green roof in costs and they were also providing onsite water storage in the parking lot.

A short discussion ensued about storm water retention rules for the parking lot. Mr. Failor explained this was a new requirement that any development more than half acre in size was required to retain storm water. Mr. Failor said the village sees more benefits to open space requirements other than moisture absorption, but he noted that with the Madison Street zoning code rewrite going forward there would not be a requirement for open space along Madison.

Chair Gilbert asked commissioners if they had any questions of the applicant for follow up.

Commissioner Gartland asked if parking staff could be at the next meeting to address some of the parking issues. Mr. Failor said he will put a request in with the Parking Services Director, but noted that displacement of parking was not in their purview in this application. Chair Gilbert agreed, but said it was important to send a message that when parking was in danger of being lost it has an impact.

Commissioner Burton asked for a visual of what the screening fence will look like on the south lot line, a visual on lighting and an exemplar of sign discouraging idling in the alley. Mr. Rouse noted some perspectives in the application currently on lighting and fencing. Chair Gilbert asked for more information on the public art. Mr. Doig said some ideas were decorative fencing on the lot, a wall on the west side or within the sidewalk, but as they still needed to meet with the PAAC this will not be resolved in two weeks. Chair Gilbert said the PAAC will have the final say but he liked the idea of an art wall. Commissioner Marsey noted mural walls throughout the village. Mr. Failor said PAAC meets the first Wednesday of each month and won't meet again until December to finalize the art design, but that could be a condition of approval and they could be required to bring it back to the Plan Commission. Chair Gilbert said he'd like to see a more definitive answer on this.

Chair Gilbert noted the hearing would be continued to November 19, 2015. Commissioner Marsey asked for the report from the consultant architect for the village. Mr. Failor said the report would be available this week and the applicants will be able to respond to it.

Commissioner Burton moved to continue the hearing. Commissioner Gartland seconded. A voice vote was taken. The motion was approved unanimously.

Other Business

Mr. Failor said the next meeting on November 12, 2015 will be the presentation on the Madison Street zoning suggestions. Members of the Madison Street business association, ZBA and Madison Street Coalition will be at the presentation to weigh in as well. Mr. Failor said the planned development application for South Boulevard and Harlem Avenue was expected to be referred by the Board to the Plan Commission for a hearing on December 3, 2015. On December 10, 2015 there will be a public hearing on the Madison Street Zoning revision and then December 17, 2015 will be the continued public hearing on South and Harlem.

Adjournment

Commissioner Burton moved to adjourn. The meeting adjourned at 10:31 p.m.

Angela Schell,
Recording Secretary