

Approved
May 3, 2017



Madison Street Coalition Meeting

Minutes

Wednesday, April 5, 2017

2:00p.m. - 4:00p.m.

Village Hall - Room 101

Roll Call 2:10PM

Members Present: Dennis Marani, Acting Chairperson; Rita Atwood, BALANCE/Resident; Phil Barry, MSBA Member; Bill Planek, Property Owner Member; John Mullins, Resident, Member
Melissa Mickelberry, Neighbors for Madison Renewal

Members Absent: Linda Sahagian, MSBA Member; Robert Spadoni, Oak Park-Rush Hospital;
Nick Solomos, US Bank;

Also Present: Staff; Craig Failor, Village Planner and Tammie Grossman, Development
Customer Services Director; Guests; Viktor Schrader, OPEDC and Theresa Jurgus; Baird and
Warner; and Audience member Chris Donovan.

Non- Agenda Public Comment (15 Minutes) – None

Approval of Minutes – Minutes approved as written with a motion by Member Mullins
and a second by Acting Chair Marani.

Presentations – None

Other Business/ General Updates

Craig Failor, Village Planner provided an overview of a proposal for the 500 block of Lyman
at Madison Street. The proposal was for a Taco Bell with drive through. Mr. Failor indicated
that the site plan had been reviewed by the staff Project Review Team a few times in an
attempt to get the best site design possible and meet Village codes. The developer
accommodated the majority of staff's suggestions.

Questions and discussion regarding the Taco Bell by the MSC pertained to hours of
operation, fencing along the alley to the east, landscaping, signage, and design. The MSC
asked that the developer appear before them on their final design as they want to ensure it
is meeting the recommendations within the Madison Street Corridor Plan.

General updates were provided on the Grove Apartment parking and traffic study. Member
Mickelberry asked for the results of that study. Discussion ensued generally about the
“Bend “as no decisions have been made. They also heard updates on the D-97/Robinson
Ribs property, Rush/Oak Park Hospital, Magical Minds, 101 Madison development, Zoning

Ordinance disposition, Language School at 306 Madison and the Sugar Beet signage variance request.

Adjournment

The Meeting was adjourned at 2:50pm with a motion by Member Planek and seconded by Member Barry. The next regularly scheduled meeting will be May 3, 2017.

Prepared by Craig Failor, Staff Liaison