



**APPROVED**  
January 10, 2018

## **Madison Street Coalition Meeting**

### *Minutes*

Wednesday, October 4, 2017

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

Village Hall - Room 101

### **Roll Call 2:10PM**

*Members Present:* Dennis Marani, Acting Chairperson; Bill Planek, Property Owner Member; John Mullins, Resident Member; Melissa Mickelberry, Neighbors for Madison Renewal; Linda Sahagian, MSBA Member

*Members Absent:* Rita Atwood: BALANCE/Resident, Robert Spadoni: Oak Park-Rush Hospital, Nick Solomos: US Bank;

*Also Present:* Staff; Craig Failor, Village Planner; Lexington Representatives, Mike Cook – Cook Engineering Group and Bill Rotolo – Lexington Homes

### **Non- Agenda Public Comment (15 Minutes) – None**

**Approval of Minutes** – May 3, 2017 minutes approved as written with a motion by Member Planek and a second by Member Mullins.

**Presentations** – Lexington Avenue development representatives presented a review of the proposal for the NEC of Madison Street and Home Avenue through the NWC of Madison Street and Clinton Avenue (932-970 Madison Street). Mr. Cook provided an overview of a Townhome project that consists of 21 three-story attached single-family dwelling units. The units will range in size from 1,850 to 2,100 square feet with optional 2-3 bedrooms and optional elevators. The proposed development site will also contain 10 additional parking spaces for guest parking along with front yard landscaping, 2<sup>nd</sup> floor balconies, and rooftop decks. The developer indicated that they would be providing public right of way improvements and granting a public access easement for the sidewalk along Madison Street as it is currently on private property.

The Coalition members asked questions about parking, handicap accessibility of the units, the rooftop deck, the kitchen balconies, size of units and number of bedrooms and compensating benefits. The Coalition requested additional shade trees in the proposed front yards along Madison Street, which the developer felt was a good suggestion. The Coalition asked about the timeline of the project, which the developer indicated that the Redevelopment Agreement has yet to be approved. Once the RDA is approved, then they will be ready to start the Planned Development process and possibly start construction in late spring of 2018.

Mr. Failor review the recommendations of the Madison Street Corridor Plan indicating that the proposed development is supported by the Plan as detailed in the Preferred Vision chapter's Segment 2 and Character District 2 (Neighborhood-Oriented and Mixed Use District) descriptions. The Coalition indicated they felt the proposed development meets the intent of the Madison Street Corridor Plan and asked that staff prepare a memorandum to the Plan Commission as such.

#### **Other Business/ General Updates**

Mr. Failor mentioned that the Rush Oak Park Hospital Planned Development was approved by the Village Board on October 2nd.

#### **Adjournment**

The Meeting was adjourned at 3:14pm with a motion by Member Sahagian and seconded by Member Planek. The next regularly scheduled meeting will be November 1, 2017.

Prepared by Craig Failor, Staff Liaison