

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
Aug. 29, 2017
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Glenn Brewer, Lawrence Brozek, Jeremy Burton, Doug Gilbert, JoBeth Halpin, Greg Marsey, Paul May and Kristin Nordman

EXCUSED: None.

ALSO PRESENT: Craig Failor, Village Planner; Gregory Smith, Plan Commission Attorney; Tammie Grossman, Development Customer Services Director
For Applicant: Andrew Yule, Albion Residential; Jason Koehn, Albion Residential; Paul Alessandro, HPA Architecture; Ben Skelton, Cyclone Energy Group Consultant

Roll Call

Chair Mann called the meeting to order at 7:01 p.m. Roll was called. A quorum was present.

Non-Agenda Public Comment

Mr. Rob Kleps, 1142 S Kenilworth Ave., complimented the village on the Fillmore Street water main replacement project. He said the plan commission hearings were a place where residents could talk directly about new development. He thanked commissioners for their time and consideration on projects.

Commissioner Brozek noted he watched the video from last week's plan commission meeting.

Approval of Minutes

Commissioner Brewer moved to approve the minutes from July 27, 2017. Commissioner Gilbert seconded. A roll call vote was taken and the minutes were approved unanimously as submitted.

Public Hearing(s)

PC 17-01: 1000 Lake Street; Albion Residential LLC, the Applicant, seeks approval of an 18 story mixed use planned development consisting of approximately 9,500 square feet of first floor commercial space, 265 dwelling units, 235 enclosed vehicular parking spaces, and 265 enclosed bicycle parking spaces. The applicant is requesting an allowance to increase the building height from 80 feet as required in Section 3.9.4 E(1) of the Zoning Ordinance to a height of approximately 199 feet, an allowance to increase density from the allowed 40 dwelling units as regulated in Section 3.8.3 A(1)b of the Zoning Ordinance to 265 dwelling units, and an allowance for setbacks and landscaping along the north property line from a required 10 foot setback to zero feet required in Section 3.8.3 B(2) and along the east property line from a required 5 foot setback to zero feet 3.8.3 B(1). The applicant is requesting no landscaping within the required setback areas 6.4.2 A. *Continued from August 22, 2017*

ALBION PLAT OF SUBDIVISION: The applicant is also seeking a subdivision of land as depicted on the Final Plat of Subdivision titled "Albion at Oak Park" submitted with the planned development application

Chair Mann reviewed the procedure for the evening.

Mr. Ray Hartshorne, the applicant's architect, reviewed the changes made to the design. He said the vintage buildings were important and had to be incorporated into the design of the building. He said the organization of downtown Oak Park was linear due to the transit lines and they had this in mind when they started the design process. He showed photos of the 640 N Wells building and noted differences in the two designs. He reviewed the base design and said they used the Community Bank building as context in the prior design.

He reviewed the first floor site plan changes and said they added a decorative stair in the lobby to open up the front of the building and also added more transparent glass. He reviewed the 2nd and 3rd floor in the front of the building, where a mezzanine lobby was added. He reviewed three possible options for the building design.

Chair Mann asked how the garage would be shielded. Mr. Hartshorne said the west and north would be solid brick with a garden wall. The corner would have masking; the top floor would be translucent or spandrel glass with terra cotta or brick in between, broken up by mullions. The third floor would be glass and masonry.

Commissioner Brewer asked about the entrance to the garage. Mr. Hartshorne said the entrance would remain as before and the greenery would grow around it. Commissioner Brozek asked about flipping the residential lobby from the east side to the west side. Mr. Andrew Yule, Albion, said the lounge area would extend the common space and may double as a dining area of the restaurant. He said as loading would happen on Forest Ave it required the concierge and they would prefer the lobby to stay on the east. Commissioner Brozek suggested moving the elevators further west. Mr. Yule said they could look at that.

Commissioner Gilbert asked about changes to the parking. Mr. Hartshorne said they lost 10 parking spaces due to design changes. Commissioners discussed the three design options and it was noted that the village design consultant preferred design option 1 with refinements on the mezzanine level.

Chair Mann moved to closing statements.

Mr. Yule gave a closing statement for Albion.

Mr. Mark Burkland, attorney for the Park District of Oak Park, gave a closing statement opposing the application.

Chair Mann said the applicant declined the opportunity to rebut the closing statement. An updated petition opposing the development was delivered and the addresses were clarified.

Chair Mann called for a break at 8:32pm. The meeting resumed at 8:44pm. Chair Mann moved to commissioner deliberations.

Commissioners discussed community benefits of the project including payments to the park district and affordable housing contributions. Commissioners clarified the loading dock size and how trucks would access it; safety concerns regarding this were discussed. A short discussion ensued regarding ventilation for the garage; the developer said they would follow all codes and ensure it would be done properly.

Commissioners asked if the affordable housing component should be increased or changed. Ms. Grossman noted for Oak Park, the recommended course was to put money into a rental subsidy program to serve more people over a longer period of time, which was why the applicant would make a financial contribution rather than offer affordable housing units.

A short discussion ensued regarding reducing the height of the building, changing the massing or adding floors underground. The applicant indicated this was the best they could do to make it financially viable.

Commissioner Marsey discussed traffic concerns noted by residents along Ontario Avenue. Ms. Grossman said the village has increased police enforcement and has been working with the Vantage development on truck loading and traffic.

Commissioner Gilbert confirmed the change in parking would not impact the zoning code requirement. Staff confirmed the parking was adequate.

Commissioner May suggested any funds donated by the developer should first be offered to the Park District for impacts to the park; should any funding remain it should go towards projects that were transit oriented.

Chair Mann reviewed the standards and objectives for planned developments by reviewing each category. Commissioners discussed the pros and cons of the development. Commissioner Burton noted the park district built a building based on existing zoning height regulations and said this development was out of character for the location. Commissioner Brewer said the development would eliminate a blighted structure and the potential of missing out on a development that didn't ask for village funding was a slippery slope. Commissioner Gilbert said all parties agreed there would be an impact to an important park and the standard regarding preserving natural resources was a clear no.

Chair Mann called for a straw poll. A roll call poll was taken:

Marsey- no
May – generally supportive with conditions
Burton – no
Brewer – supportive
Brozek – supportive
Nordman – supportive
Gilbert – no
Halpin – no
Mann – no

The poll was 4 in support, 5 against.

Commissioner Marsey moved to recommend a denial of the application with the recommendation sent to the Board of Trustees. Commissioner Burton seconded. Commissioner Marsey clarified a vote of yes would be voting to deny the recommendation. Commissioner Marsey withdrew his motion and rephrased. Commissioner Marsey moved to approve the project as presented and forward a recommendation to the Board of Trustees. Commissioner Brewer seconded. A roll call vote was taken:

Marsey- no
Brewer - yes
May - yes
Burton- no
Brozek - yes
Nordman- yes
Gilbert - no
Halpin- no

Mann - no

The motion was denied by a 4 to 5 vote.

Chair Mann moved to the plat of subdivision. Attorney Smith explained the process of a plat of subdivision vote.

Commissioner Brewer moved to approve the plat of subdivision as a condition that the Village Board approves the planned development application. Commissioner Marsey seconded. Attorney Smith clarified the motion should state if the planned development was approved. Commissioner Brewer amended his motion to indicate if the planned development was approved by the Village Board. Commissioner Marsey seconded.

A roll call vote was taken:

Brewer -yes

Marsey -yes

May -yes

Burton -yes

Brozek -yes

Nordman- yes

Gilbert -yes

Halpin -yes

Mann -yes

The motion passed 9-0.

Adjournment

Commissioner Burton moved to Adjourn. Commissioner Halpin seconded. The next meeting will be September 7, 2017. The meeting adjourned at 10:57 p.m.

Angela Schell,
Recording Secretary