

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 201
October 4, 2018
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 David Mann; Commissioners Glenn Brewer (7:20p), Jeff Foster (recused-PC 18-07), Lawrence Brozek, Paul May, Greg Marsey and Iris Sims

EXCUSED: Commissioners Kristen Nordman and Joseph Flowers

ALSO PRESENT: Craig Failor, Village Planner, Gregory Smith, Plan Commission Attorney

Roll Call

Chair Mann called the meeting to order at 7:04 p.m. Roll was called. A quorum was present.

Non-Agenda Public Participation

None

Approval of Minutes

September 20, 2018 – Approved as submitted - Commissioner May made the motion to approve; Second by Commissioner Sims

Public Hearings

Commissioner Foster recused himself for the next item.

Commissioner Marsey stated he viewed the videos from previous meetings.

Village Planner Failor gave a brief overview of submitted information.

PC 2018-07: 801 South Oak Park Avenue; Oak Park I Housing Owner, LLC (The Community Builders):

The Applicant proposed a mixed-use Planned Development that includes 35 apartments dwelling units, two (2) ground floor live/work units and approximately 1,000 square feet of ground floor commercial space with the following Zoning Ordinance allowance requests; 1.) Density Increase: 16 dwelling units allowed - 37 dwelling units proposed. 2.) Height Increase: 45 feet allowed - 48 feet proposed. 3.) Parking Reduction: 37 spaces required -23 parking spaces proposed. 4.) Bicycle Parking: eight (8) of the ten (10) required to be protected –two (2) will be located outside the building. 5.) Landscape Buffer Yard Reduction: Seven (7) foot deep yard required - four (4) foot – six (6) inch deep yard at the northwest corner, provided and zero (0) along the interior side extending from the loading space to the southwest corner. *This agenda item was continued from the September 20, 2018 public hearing.*

Planner Failor gave a brief overview of the submitted information.

Mr. Will Woodley and Mr. Kirk Albinson presented responses to commissioner's questions from the September 20th hearing. Mr. Woodley read the memorandum they prepared and provided the plan commission for the meeting dated October 4, 2018. The memorandum included information on Average AMI (Average Median Income) percentages for the proposed development compared with

the Grove Apartments. It stated information about the abutting alley entrance, landscape buffer along the alley, visibility of vehicles in the parking lot, geographic preferences, and the coordination of curb bump outs along Oak Park Avenue.

Ms. Sara Disney-Haufe with Sam Schwartz Engineering reviewed the memorandum they provided relative to the alley widening and entrance along Van Buren.

The Commissioners asked questions regarding alley safety, vehicular congestion and calming techniques such as speed bumps. Village Engineer McKenna indicated that speed bumps are not generally used in alleys such as this due to commercial activity and that they are seasonal at best. The Commissioners discussed widening of the alley using the applicant's property as pull over areas. The only concern was the location of a utility pole in the middle of the subject site abutting the alley edge. Village Engineer McKenna indicated that it would be costly to remove the pole and underground utilities.

The Commission continued their discussion of acceptable AMI (Average Median Income) percentages for the development relative to income levels and handicapped residents. It was suggested that the applicant provide the village with information and that they reach out to various organizations relative to attracting residents for the development. The Commission and applicant discussed the application process for selecting qualified candidates for the residential units. Garbage pickup frequency was discussed.

Mr. Gabriel Dziekiewicz, with DesignBridge Architects and Designers provided an overview of the minor changes made as suggested by the Village's architectural consultant and discussed some of the compensating benefits. Commissioner Brozek suggested that the applicant consider creating an entry monument to the commercial district as their public art contribution.

It was suggested by Commissioner Marsey that the applicant's architect work with the Village's architectural consultant to determine if the massing of the building can be reconfigured to reduce the potential light reduction impacts on the residential properties to the west.

Closing Statement - Applicant

Mr. Will Woodley provided a closing statement recognizing their compliance with the standards for Planned Development and consistency with the Comprehensive Plan. He also reiterated the compensating benefits being provided.

Closing Statement – Opposition

Mr. Shawn Kestler stated that the applicant's responses to questions were inadequate and the proposed development would not make the lives of those living in nearby single-family homes better. He stated that there were numerous developers interested in the subject property and that there is no justification for this type of development. The development should provide for higher income residents. It was shameful that affordable housing was not provided in downtown Oak Park. The residents in this development will not spend money in this commercial district.

Rebuttal – Applicant

Mr. Will Woodley stated that the development would strengthen the block by providing corner retail and within a mixed use development which compliments the area.

The Plan Commission began their deliberations.

The Commission asked questions about the developments tax impact, both property and retail sales. The Chair read each Standard, Objective and Goal. The Commission indicated the development meet these. Discussion ensued regarding the merits of the development. Plan Commission attorney Smith asked Commissioner Marsey to detail his meeting with the development site's abutting neighbor. Mr. Marsey explained that he visited the site to review the alley situation and conversed with the neighbor about the current alley problems.

Chair Mann called for a straw poll on the commissioner's disposition of the application. All eligible commissioners indicated support for the application.

The Commission discussed the conditions of approval for the Findings of Fact.

Commissioner Marsey made a motion to recommend approval of the application, seconded by Commissioner Sims.

Roll Call Vote:

Commissioner Marsey – yes
Commissioner Sims – yes
Commissioner Brozek – yes
Commissioner May – yes
Chair Mann - yes

Chair Mann called for a recess while Plan Commission Attorney Smith and Village Planner Failor prepare the final draft of the findings of fact report.

After review of the revised finding of fact draft, Commissioner Marsey made a motion to approve the findings of fact report with the conditions as stated in the report, seconded by Commissioner Brozek.

Roll Call Vote:

Commissioner Marsey – yes
Commissioner Brozek – yes
Commissioner Sims – yes
Commissioner May – yes
Chair Mann - yes

Commissioner Brewer made a statement countering a testimonial made by a resident near the development. Mr. Brewer stated that Austin residents should feel welcome in Oak Park and that they make great neighbors. Mr. Brewer grew up in the Austin neighborhood.

Public Hearing

Commissioner Foster rejoined the commission for this agenda item

PC 2018-08: Zoning Ordinance Text Amendment – Design Standards for Single Family Residences:

The Applicant has requested consideration of the addition to the Oak Park Zoning Ordinance of design standards and review considerations for single-family detached residential dwelling units, with an amendment to Article 4 ("Residential Districts"), Section 4.4 ("General Standards of Applicability"), Subsection A ("Design Standards") of the Oak Park Zoning Ordinance, by adding, "Detached single-family and..." to the text, and an amendment to Article 7 ("Design Standards"), Section 7.1 (Purpose), by adding "...Commercial and Residential..." in the text, and Section 7.2 ("Applicability"), Subsection A, by adding "5. New Construction and substantial enlargements and /or

alterations of detached single-family dwellings,” and Section 7.3 (“Design Review”) Subsection C., by adding a reference to the new Sections 7.5 and 7.6 of this Article 7, and the addition of a new Section “7.5 Building Design Standards –Single-Family Residential Dwellings” with mandatory design standards for single-family detached residential dwelling units and with discretionary review considerations, and changing the numbering of current Section 7.5 to 7.6 (“Energy Efficient Construction”), of the Oak Park Zoning Ordinance. *This public hearing was continued from the October 4, 2018 meeting.*

Village Planner Failor provided a brief overview of the application and current standing of the commission’s review. Mr. Failor indicated that the Commission completed their drafting and accepted the graphics previously. He indicated that the Realtor’s Association provided an email in support of the current draft design guidelines. Per the Plan Commission’s request, the Community Design Commission provided a review memorandum for their consideration.

Chair Mann indicated that the Commission would like a one year review by staff on the single-family design guidelines.

A brief discussion ensued and the Plan Commission Chair called for a vote.

Commissioner Marsey made a motion to recommend approval of the application, seconded by Commissioner Sims.

Roll Call:

Commissioner Marsey – yes
Commissioner Sims – yes
Commissioner Brozek – yes
Commissioner May – yes
Commissioner Foster – yes
Commissioner Brewer - yes
Chair Mann - yes

Staff will return in November for an approval of the findings of fact report.

Other Business

Village Planner Failor indicated there may be an application ready for the November meeting.

Adjournment

Commissioner Brewer moved to adjourn. Commissioner May seconded. The meeting adjourned at 9:45 p.m.

Prepared by: Craig Failor, Village Planner & Staff Liaison