

MINUTES  
MEETING OF THE OAK PARK PLAN COMMISSION  
VILLAGE HALL- ROOM 201  
September 20, 2018- Special Meeting  
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 (7:55p), Jeff Foster (recused-PC 18-07), Lawrence Brozek, Paul May, Joseph Flowers, Greg Marsey (7:45p) and Iris Sims

**EXCUSED:** Commissioners Kristen Nordman

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

**Roll Call**

Chair Mann called the meeting to order at 7:00 p.m. Roll was called. A quorum was present.

**Non-Agenda Public Participation**

None

**Approval of Minutes**

September 6, 2018 – Approved as submitted - Commissioner May made the motion to approve; Second by Commissioner Brozek

Chair Mann indicated a change in the order of the agenda as identified below.

**Public Hearings**

**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 opened and continued to the regular meeting of October 4, 2018 at 7:00PM. Motion made by Commissioner Foster to continue; Second by Commissioner May. The motion was approved by a unanimous roll call vote.

**Other Business**

**Rush Oak Park Hospital:** Design Revisions to Planned Development - ORD 17-263

Village Planner Craig Failor introduced the item by explain the reason the applicant was before the Plan Commission. Mr. Robert Spadoni provided an overview of the three items they were seeking approvals from the Plan Commission; building height, design changes to the ambulance bay and mechanical screening.

The Plan Commission had some questions about the canopy and red band surrounding the emergency room canopy above the public entrance.

The Plan Commission approved the proposed changes as submitted with a unanimous voice vote.

## **Public Hearings**

Commissioner Foster recused himself for the next item.

Chair Mann read to the audience an introductory statement regarding process concerns raised at the previous hearing, the process going forward, decorum, and public testimony.

### **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 6, 2018 public hearing.*

The following were in opposition to the application:

Violet Tantillo, Vince Bray, Milton Clark, Walt Keneipp, Becky Tinkham, Chris Prouty, Patty Styck, Lynn Hemberger, Brenna Dittmer, John Ruckaur, Alex Falcoven, Joel Nixon, Terry Lewis, Stevan Ranney, Bob Bell, Michael Tauber and Scott Eddy.

Their concerns were relative to density (should not exceed zoning regulations), unit size too small, building height (should not exceed zoning regulations), lack of parking, traffic congestion, concentration of poverty, not Oak Park Values, south side not as important as north side, lack of income diversity, too many people living in the units, it would be akin to failed housing projects in Chicago – e.g. Robert Taylor Homes, its warehousing of low income persons in south Oak Park, safety regarding crossing Oak Park Avenue at Van Buren, architecture doesn't fit into neighborhood, there are no buildings in the area of this scale and size, these affordable units should have been in the larger residential developments in Downtown Oak Park, the Village is too quick to develop this site, should consider other options for development, and property tax for this development will not support the community's tax base.

The following were in support of the application:

Jim Schwarber, Diane Boese, Michelle Gazalega, Perry Vietti, Dawn Stockmo, William Johnson, Amy Dean, Kent Dean, John Harris, Mark McCann, John Lynch, Waiken Wong, Stasia Jamell, Dominic Tocci, Valerie Lester, and Michelle Kozelker.

Those in favor state the following reason for their support; Adds to diversity, adds affordable housing options, inclusion, zoning allowances are common and appropriate – allows better development, property values will not be lowered in the area, it will generate additional property taxes, there is a current housing crisis, development will increase value of homes, shows OP as a welcoming

community, perfect location for public transit, not Ida B. Wells development, commercial draw, low impact to schools, too many homeless kids in OPRF school system now, district plan calls for a development of this size, outstanding developer (TCB), perfect density for transit-oriented location, the public hearing process is part of the zoning ordinance also, good integration, parking in line with development, stair step to ownership, not out of character for neighborhood, more parking spaces required than other communities for this use, not a concentration of poverty, and high quality affordable housing.

The *public testimony* was closed at 9:04PM. Short Break taken.

Mr. Will Woodley presented responses to citizen and commission questions from the September 6<sup>th</sup> hearing. Mr. Woodley touched on density, units v. bedrooms relative to occupancy. Mr. Woodley indicated that a 16 – 3 bedroom market rate units could produce up to 48 persons, while their proposed development at 37 units with predominately studio and one-bedroom units (2-two bedrooms); could produce between 42 and 50 persons. Mr. Woodley indicated that their funding sources limit the income make-up of the building. Mr. Woodley explained occupancy limits and how they will monitor occupancy. He discussed rent controls, property management, Area Median Income (AMI) levels, ownership, parking, and the alley to the west. The Plan Commission asked for the applicant and staff to look at possible ways of widening the alley abutting the proposed development.

The Plan Commission began asking questions of the applicant.

Their questions pertained to AMI mix, financial limitations with Illinois Housing Development Authority (IHDA), make-up of units, correlations with the Grove Apartments, TCB ownership and rent control timeline, contacts with IHDA, financing, comprehensive benefits, the break-even point on dwelling units, purchase of the Divine Consign building, occupancy preferences, parking and safety, alley use and widening, eviction and the role of the property manager, suggestions for changes to the west end of the development site if a wider alley could be accomplished, average AMI for the proposed development v. that of the Grove Apartments which is 100 percent 50% AMI, and they asked for a written response to the memorandum prepared by the Village's architectural consultant, Wight & Co., at the next meeting.

Mr. Woodley indicated that they would look into strengthening their preferences criteria relative to who is first in-line for application review, such as beginning with someone who lives and works in Oak Park. Mr. Woodley indicated that the purchase of the Divine Consign building did not fit well in their financial Performa. Mr. Albinson, project manager for TCB, indicated that all of the compensating benefits listed in the staff's report will be conducted by TCB.

Commissioner Brozek moved to continue the hearing to Thursday, October 4, 2018 at 7:00PM at Village Hall. Commissioner Brewer seconded the motion. The motion passed on a unanimous voice vote.

### **Adjournment**

Commissioner Brewer moved to adjourn. Commissioner Sims seconded. The meeting adjourned at 10:35 p.m.

Prepared by: Craig Failor, Village Planner & Staff Liaison