

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- Council Chambers
June 5, 2014
7 p.m.

PRESENT: Chair David Mann; Commissioners Mark Benson, Jeremy Burton, Mark Gartland, Douglas Gilbert, Greg Marsey, Gail Moran, Steven Rouse

EXCUSED: Commissioner Douglas Gilbert

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Plan Commission Attorney; John Schiess and Michael Streit from JCSD, LLC

Roll Call

Chair Mann called the meeting to order at 7:01 p.m. and roll was called.

Non-Agenda Public Comment

None.

Approval of Minutes

Commissioner Gartland moved to approve the minutes from May 22, 2014. Commissioner Moran seconded. Commissioners noted changes. A voice vote was taken and the minutes were approved unanimously with the changes.

Public Hearing(s)

PC 14-04: Oak Park Oasis (317 Home Avenue and 1025 Randolph Street Rear); The Applicant seeks approval of a residential Planned Development for one single family residence and twenty-two townhome dwelling units located on 317 Home Avenue and the parking lot adjacently west across the public alley with six (6) allowances from the Zoning Ordinance; Setbacks - Front Yard – 20 required / 10 proposed; Rear Yard – 25 required / 10 proposed; and Side Yards – 10 required / 4 proposed; Lot Coverage – 45% allowed / 46% proposed; and Land Use – Townhomes are not a permitted use in the R7 Multiple Family District.

ALLEY VACATION: The Applicant is also requesting the approval of an alley vacation for that portion of alley between the single family residential lot and parking lot adjacently west as described above.

Continued from May 22, 2014

Chair Mann opened the hearing. Mr. Failor reminded the commissioners of the memos received from the Fire Department and the staff liaison to the Historic Preservation Commission. Mr. Failor said the email from Fire Chief Tom Ebsen came today, and read the email into the record.

Discussion ensued regarding configuring the alley ways so that the fire department would have easier access with their vehicles. Commissioner Burton suggested as the developer was redoing the alley for the development, they could remake the curb cuts to allow for the larger fire truck vehicles simultaneously. Commissioner Moran suggested making snow removal a condition as well as suggesting the developer work with the Village to effectuate curb cuts to allow for fire department vehicle access.

Commissioner Moran clarified if the alley improvements behind the 300 block of South Wisconsin would be graded. Mr. Failor agreed, saying all improvements would have to meet public works standards for runoff and storm water purposes.

Mr. Failor read an email from a resident, Mr. Larry McDonald, 1025 Pleasant Place, Apt 5, regarding concerns about the development. The email stated that Mr. McDonald was concerned about finding parking as it was a major issue in Oak Park, and also said the development would not address affordable housing issues in the Village.

Chair Mann asked the applicant to present the additional information that was requested at the prior meeting. Mr. John Schiess, architect and applicant, passed out a photometric study. After a brief discussion, Chair Mann indicated the spillover was minimal and the lighting at the property line was dark. Mr. Schiess said the fixtures had been modified with down-only lighting near the connection with the single family home at 317 Home Ave.

Mr. Schiess passed out the construction schedule and indicated they were likely going to do a two-phase construction schedule. Commissioner Rouse asked why it was going from four to two phases. Mr. Schiess said it was due to constructability reasons; it would be difficult to leave one of the unfinished units adequately protected against the weather and simpler to do two buildings. Mr. Schiess said a worst-case scenario timeline would be 23 months, while the best-case scenario would be 15 months.

Chair Mann confirmed the documents were added to the record. Mr. Schiess then passed out a statement regarding LEED standards. Commissioner Moran indicated the statement was sufficient for her prior questions. Commissioner Moran read through the statement which stated some of the general areas the development would aim to meet LEED standards including storm water retention, heat island effect, water efficiency, etc.

Mr. Schiess passed out a document showing the distance from the development property line to the Bon Villa building. He said it was not a surveyor's document but his own measuring indicating 4 feet, 6 inches from the alley to the east face of the Bon Villa building. Commissioner Rouse asked for the distance from the proposed building to the Bon Villa, Mr. Schiess said it would be 34 feet, 6 inches. Commissioner Gartland asked for which direction, Mr. Schiess indicated directly west. Commissioner Burton asked if that was the closest structure, Mr. Schiess agreed.

Mr. Schiess passed out a document of a statement from the YMCA on how they distribute the parking in the lot. He said 32 spaces were leased in bulk to GLA property management, which manages the Bon Villa apartments. He said 24 spaces were to Oak Park Partnership, which was a condo building on Randolph Street, 108 spaces were retained by the YMCA for their use or leased individually. Mr. Schiess said they do not have a record on how many of those spaces were rented.

Commissioner Moran asked if they knew generally how many individual spaces were leased. Mr. Schiess said they did not have that information. Commissioner Burton said in the original application there was information regarding monitoring the parking lot usage and the rate was about 70% full. Commissioner Rouse noted that figure likely indicated YMCA employees and YMCA users parking, it didn't distinguish with private parkers. Commissioner Moran suggested the new parking services manager have a discussion with the YMCA regarding the spaces. Commissioner Rouse suggested the Transportation Commission could look at parking restrictions in the area. Commissioner Moran suggested sending the issue to the parking services department and let them decide if it should go onto the commission. Chair Mann clarified the recommendation would be sent to the Board of Trustees who will make that decision.

Commissioner Moran read a statement she had prepared earlier, stating that a recommendation contain language that would have the Village Board direct displaced parkers to a single point of contact within the parking services department to manage this issue specifically. She said the purpose would be to assist individuals with locating parking spaces, or to alter some of the parking restrictions in the immediate area that wouldn't infringe on adjacent homeowners to create more parking. They would also create a

construction parking plan. She said the recommendation should also note that those homeowners holding leases to parking spots may have property values decline if alternative parking spaces were not immediately secured. Mr. Failor suggested saying there was testimony presented that they might lose property value and also any code changes would go to the Transportation Commission. Commissioner Moran said she would modify the statement to allow for the Board to decide where to send individuals and that she hoped involving the Transportation Commission wouldn't be a cumbersome process. Mr. Failor said the Board could send it to the Transportation Commission first before approving it to save some time if they should choose to do so.

Commissioner Burton asked for clarification on the statement indicating the applicant was facilitating 24 parking spaces for the benefit of the YMCA. Mr. Schiess said they had identified private lots to lease parking to the YMCA. Commissioner Burton asked if the spaces could be assigned. Mr. Schiess said it was not really the applicant's role to do that – it would be a private transaction between private entities. Some discussion ensued regarding whether they could make a recommendation to assign parking spaces for displaced parkers at new locations. Chair Mann said the applicant had identified 53 spaces; it was safe to say the applicant had been cooperative in helping to find parking for those who would lose it.

Commissioner Rouse asked how long the applicant would allow the current lessees to use the parking spots if construction was not immediate. Mr. Schiess said the leases were on a month-to-month basis. Mr. Michael Streit, applicant, said they have not discussed that as of yet.

Commissioner Burton asked if the information on the 53 open spaces was turned over to the Village. Mr. Schiess agreed. Commissioner Burton suggested the Village could help facilitate getting that information out to parkers. Mr. Failor agreed.

Chair Mann asked about the materials for the building. Mr. Schiess said he would bring annotated drawings and building materials once the Findings of Fact were presented. Chair Mann said typically they prefer to see that as part of the application and asked the applicant to go through the materials verbally. Mr. Schiess directed commissioners to the courtyard elevation where materials were noted. Commissioner Gartland asked if people had to exit from within the building when on the interior side. Mr. Schiess said there were two entry points on the north and south to the interior.

Commissioner Moran moved to approve the application with the additional materials submitted with the following conditions, and that the following standard conditions be made a part of the findings of fact: the conditions dealing with construction debris that were consistent with the plans as submitted; a 6-month traffic study after final occupancy to make sure any ingress and egress issues were addressed; submission of building materials for approval; a construction liaison and a process for the public to relay problems during construction; the standards if the applicants should fail to comply with the plans; a condition that the development and construction team confer with ComEd regarding any relocation of utility lines; the development and construction team confer with the Village traffic engineer or designee to determine the acceptable ingress and egress of materials during construction; the compensating benefits as outlined in the application; adding the curb cuts on the alley; adding language into the homeowners' agreement for snow removal from alley.

Mr. Schiess asked for clarification on the curb cuts condition. Commissioner Burton said as the alley was being rebuilt for a compensating benefit, that the developer could simultaneously rebuild the curb cuts to the radii approved by the Village. Commissioner Moran added the condition that the applicant work with a third party to secure the requested points to meet LEED certification. Commissioner Rouse seconded. A roll call vote was taken:

Moran-yes
Rouse-yes

Benson-yes
Gartland-yes
Burton-yes
Marsey-yes
Mann-yes

The motion passed 7-0. Commissioner Moran commented that this was a proposal that was a good example of why the Planned Development Ordinance exists; it allowed for a creation of a more desirable environment than would be possible through other Village land use regulations. She said a build by right could have been higher, or it could've been a parking lot and instead, it would transform an ugly series of alleys into a handsome development. She said it was a good transition from the multifamily buildings to the single family buildings.

Mr. Failor asked Chair Mann to confirm that Commissioners Benson and Marsey had reviewed the tapes and testimony from the last meeting and the motion was based on meeting the standards of the zoning ordinance. Both commissioners agreed. Attorney Karaca confirmed that the standards would be in the Findings of Fact for approval as well.

A short discussion ensued regarding how to make a formal recommendation to the Board regarding the parking issue. Commissioner Moran moved to direct a separate letter to the Board regarding displaced parkers and that the letter contain language that the Board establish a single point of contact for people with displaced parking to assist in finding a permanent location of parking spaces; to alter either temporarily or permanently some of the existing parking restrictions in the area that would not infringe on homeowners; to develop a transitional parking plan during the construction phase; and that the recommendation should note that the property value of those homeowners holding leased spaces could be affected if alternative parking spaces are not immediately secured. Commissioner Benson seconded. A voice vote was taken and the motion passed unanimously.

Chair Mann asked for vote on the alley vacation. Commissioner Burton moved to recommend an alley vacation as the statutory requirements had been met and was no longer needed for public convenience and no utilities were negatively affected by the vacation. Commissioner Benson seconded. A roll call vote was taken:

Burton- yes
Benson- yes
Moran-yes
Gartland-yes
Rouse-yes
Marsey-yes
Mann-yes

The motion passed 7-0. Chair Mann continued the meeting to the June 19, 2014 Plan Commission meeting for the Findings of Fact.

Other Business

Chair Mann noted that there had been some discussion with Commissioner Marsey regarding Ordinance 12-4-4 and the Village's compliance on this. Mr. Failor said the Village Attorney was looking into the ordinance. Attorney Karaca said he would communicate Plan Commission discussion regarding the ordinance. Commissioner Rouse noted it had been on the books for years and hadn't been enforced. Commissioner Marsey said he would like the Plan Commission to comment on it before it was brought to the Village Board. Commissioner Marsey said he was concerned it would be rewritten to be less effective and would like the opportunity to provide opinion to the Board. Mr. Failor said since it was a municipal

code change it was not in the Plan Commission's purview but comment could be provided at the Board meeting. Commissioner Marsey echoed Commissioner Rouse and recommended that it be expanded to include townhomes.

Chair Mann said future Plan Commission meeting would be on June 19 and July 31. There would be no July 3 meeting.

Chair Mann said the chair of the Community Involvement Commission, Mr. Jim Kelly, thanked everyone on the Plan Commission and would be awarding them the outstanding commission award on June 16, 2014 at 7 p.m. in room 101 of Village Hall.

Adjournment

Commissioner Rouse moved to adjourn. Commissioner Moran seconded. The meeting adjourned at 8:24 p.m.

Angela Schell,
Recording Secretary