

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- Room 101
June 19, 2014
7 p.m.

PRESENT: Chair David Mann; Commissioners Mark Benson (arrived at 7:05 p.m.), Jeremy Burton, Mark Gartland, Douglas Gilbert, Gail Moran, Steven Rouse

EXCUSED: Commissioner Greg Marsey

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 Moran moved to approve the minutes from May 29, 2014. Commissioner Rouse seconded. The minutes were approved upon submission.

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 June 5, 2014 Findings of Fact:

Mr. John Schiess, architect and applicant from JCSD, LLC, reviewed the exterior elevations and building material samples for the development. Mr. Schiess said they tried to pick materials with long lifespans and minimal maintenance requirements. Chair Mann asked about the shingle color. Mr. Schiess explained in the earlier drawings they had chosen a red/orange color for the roof, but they had reselected to a grey shingle.

Chair Mann said he wished the alley side had more articulation. Mr. Schiess said the development team was having a discussion regarding this issue. Mr. Schiess said they were looking to see if they could improve the alley side within the parameters of the approval and would be happy to bring the changes back to the commission. Chair Mann asked staff about changes to the design. Mr. Failor said the applicant could make changes to the design as long as it would not affect the variances requested; staff could approve the design changes but typically it would be brought back to the Plan Commission for comment.

A short discussion ensued about market demand. Mr. Schiess said their Realtors were indicating there will be great demand. He said they would start construction on the east side of the development.

Commissioner Gartland asked if the applicants had been able to secure any more parking for those who would be displaced. Mr. Schiess said no, but he had reached out to Rush Oak Park Hospital for parking spots- they were unable to offer any spaces. He said they have sat down with tenants of the Bon Villa apartments to start a dialogue regarding parking during construction.

Chair Mann moved to the approval of the findings of fact. Attorney Karaca noted an extra word in paragraph 78 that should be struck. Commissioners reviewed the document by each page. On page 17, Chair Mann clarified that the developer had checked with the fire department regarding the overhead lights between 317 Home and the alley. Mr. Schiess agreed. On page 20, Commissioner Moran clarified construction ingress and egress along Washington Boulevard would be allowed. Mr. Failor said he had confirmed that it would be allowed with the acting Village Engineer. A short discussion ensued about the snow removal requirements for the home owners association. Mr. Schiess suggested that requirement could be put into the requirements set forth by the county when the home owners' association was created. Further discussion ensued regarding home owners' association documents. Attorney Karaca added language indicating the association would ensure regular and systematic snow removal maintenance. Commissioner Rouse moved to approve the findings of fact with the changes noted. Commissioner Burton seconded. A roll call vote was taken:

Rouse-yes
Burton-yes
Gilbert- recused himself as he was absent from the last meeting
Benson-yes
Moran- yes
Gartland- yes
Mann- yes

The findings were adopted.

Other Business

Mr. Failor said the July 31st Comprehensive Plan hearing was on schedule, should the Board refer it at the July 7, 2014 Trustee meeting. He said there would also be a brief discussion regarding the building materials for the Chicago and Maple development at that meeting prior to the Comprehensive Plan hearing.

Commissioner Moran asked about the art glass in the revised drawings at Chicago and Maple. Mr. Schiess said there would still be art glass and it was increased in the new design. A short discussion ensued regarding the addition of retail to the first floor. Mr. Schiess said the retail space would be about 500 square feet and the idea behind it was that it could be a satellite space for a café like Starbucks or a satellite office for another business in Oak Park. Chair Mann asked Mr. Schiess to describe the redesign. Mr. Schiess said the mezzanine housing mechanicals were moved to a partial basement so that the building could be lowered five feet. He said they took away the columns from the balconies to give a lighter appearance. The top floor was set back eight feet on the front side of the development, which allowed for accessible green roof space for the top units.

Commissioner Gartland asked what commissioners should be looking for in the Comprehensive Plan hearing. Mr. Failor said the Plan Commission should be looking at the issues on a higher level- how the document flows, etc. Mr. Failor said he would put a memo together with some guidelines for commissioners.

Chair Mann asked about the timeline for getting copies of the document. Mr. Failor said it would be online after the Board referred it to the commission and hard copies should be made for commissioners shortly after that. Mr. Failor said there may be another planned development application coming forward late fall or early winter for the Colt Site. He said the Lake and Forest garage would be closing on August 1 and demolition was scheduled for October. Commissioner Gilbert asked if the Marion Street underpass was completed. Mr. Failor said everything was completed except for the decorative panels.

Mr. Failor said the architect for the Grove Avenue apartment development was applying for a Driehaus award and was looking for a letter of support from the Plan Commission. Commissioner agreed to provide one. Commissioner Moran said she had heard the community room at that development was not being used as per the planned development ordinance, which stated it should be allowed for use by the community. She said she would investigate if this was true.

Adjournment

Commissioner Gartland moved to adjourn. Commissioner Rouse seconded. The meeting adjourned at 8:12 p.m.

Angela Schell,
Recording Secretary