

MINUTES  
MEETING OF THE OAK PARK PLAN COMMISSION  
VILLAGE HALL- COUNCIL CHAMBER  
March 3, 2016  
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Jeremy Burton, Mark Gartland, Greg Marsey, and Kristin Nordman

EXCUSED: Commissioners Garret Eakin, Doug Gilbert, JoBeth Halpin and Monica Sanders

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Attorney

Applicant: Joe Segobiano, Lincoln Properties

**Roll Call**

Chair Mann called the meeting to order at 7:38 p.m. Roll was called. A quorum was present.

**Non-Agenda Public Comment**

None.

**Approval of Minutes**

Commissioner Gartland moved to approve the minutes from February 4, 2016. Commissioner Marsey seconded. A voice vote was taken and the minutes were approved unanimously as submitted.

**Public Hearing(s)**

**PC 15-06: Lincoln- OP South Boulevard LLC (325-331 North Harlem Avenue & 100-107 South Maple Avenue)** The Applicant seeks approval of a planned development for a mixed use project consisting of 10,000 square feet of first floor commercial space, 263 rental apartments, and 398 parking spaces. The applicant is requesting an allowance to increase the building height from 45 feet as required in Section 3.8.1 A(2) of the Zoning Ordinance to 135 feet (as measured at the highest point of the flat roof), an allowance to reduce open space from 25% as required in Section 3.8.1 C(2) of the Zoning Ordinance to 12%, an allowance to increase density from the allowed 76 dwelling units as regulated in Section 3.8.1 A(1)b of the Zoning Ordinance to 263 dwelling units, and an allowance for setbacks and landscaping along the south-most property line from a required 15 foot setback to zero feet and along the west property line from a required 5 foot setback to zero feet. The Applicant is also requesting the vacation of a portion of Maple Avenue – an area approximately 115 feet by 66 feet. **THIS HEARING WAS CONTINUED FROM FEBRUARY 4, 2016 – STREET VACATION & FINDINGS OF FACT**

Chair Mann asked for an overview of the street vacation. Mr. Failor said the street vacation was the portion of South Maple Avenue just south of South Boulevard. The development would be constructed over this portion and the pedestrian walkway would be included as part of this vacation. He noted commissioners would vote an up or down on the vacation separately and that vote would be included in the Findings of Fact.

Attorney Karaca explained that commissioners should address two separate issues on street vacation- the utilities portion that could be under the street and the use of the street itself. Mr. Failor said a water line would need to be moved due to the vacation construction and there were easements for any utility access as well as the pedestrian walkway. Commissioner Marsey asked if the developer would pay for the utility relocation.

Mr. Joe Segobiano, from Lincoln Properties, said the redevelopment agreement stipulated that the Village would pay for utility relocation. Commissioner Burton asked what information commissioners should consider on the need for the actual street. Mr. Failor said traffic information and public safety information from police and fire. Commissioner Marsey asked the applicant if the Village determined traffic flow changes were necessary in the future would there be any issues complying with them. Mr. Segobiano said they were fully aware of the ongoing traffic discussions and they were open to any decisions that would be made to alleviate those.

Chair Mann asked for any public testimony. There was none. Chair Mann asked for any further discussion from commissioners, there was none.

Commissioner Gartland moved to approve the Maple Avenue street vacation. Commissioner Marsey seconded. A roll call vote was taken:

Gartland – yes

Marsey –yes

Nordman - yes

Burton - yes

Mann - yes

The motion passed 5-0.

Chair Mann moved to the Findings of Fact. Commissioners clarified the two traffic study conditions: one was a standard condition for a planned development traffic study and one was a specific follow up requested by the Village Engineer. Commissioner Marsey commented that smaller studies done on developments were challenging because they were not holistic and staff couldn't do much with the data. He suggested broadening the requirement to the entire downtown area. Chair Mann noted a larger downtown traffic study has been ordered by the Board; it would already be completed so the applicant's data could fit into that study. A short discussion ensued about the larger study and the timing of each of the downtown developments' follow up studies. Commissioner Burton suggested asking the Board to require each of the planned developments to participate pro rata in a larger study with the Village; as each development has the identical condition on its planned development it could be a cost savings for the village. Commissioner Marsey agreed that doing the studies in tandem would be ideal. Mr. Segobiano said they would prefer doing something like this as all the developers would be treated equally and could make for a comprehensive study. Mr. Failor noted each development downtown would hit occupancy at different times. Attorney Karaca reminded commissioners that it was not in their purview to add any of this language to the Findings of Fact. Commissioner Burton agreed but suggested it was something the Board could pursue.

Chair Mann asked for any other comments. There was none.

Commissioner Burton moved to approve the findings. Commissioner Gartland seconded. A roll call vote was taken:

Burton- yes

Gartland - yes

Nordman - yes

Marsey - yes

Mann - yes

The motion was approved 5-0.

Mr. Failor noted that one condition for the application was that the developer had to work with staff and the village's architectural consultant, Mr. Floyd Anderson, on the color palate. Mr. Failor showed commissioners a rendering of the color palate that was chosen by Mr. Anderson. Mr. Failor asked commissioners for any input. Chair Mann said he was underwhelmed by the colors as it was a lot of greys

and browns and tans, but it could partly be the rendering that they were seeing. Mr. Segobiano said he believed the real rendering would show differently. Chair Mann said he liked the more maroon color of the prior design but realized it was a composition and had to work together. Commissioner Burton noted the prior rendering had more contrast and he preferred more contrast. Chair Mann and Commissioner Nordman agreed.

**Other Business**

Mr. Failor said staff had reviewed the draft zoning code changes and would meet with consultants to go over the revised ordinance. Then the document would come to the Plan Commission for first review in April. Public forums would be after that first review. Mr. Failor explained there will likely be multiple meetings in April. Commissioner Marsey questioned trying to fit it all in within a month. Chair Mann said it wasn't a timing issue; it was due to the nature of the ordinance taking a lot of focus and meetings closer together will save time. Staff will put together a schedule after talking with consultants to send to commissioners for availability. Chair Mann urged commissioners to attend the Village's Volunteer Appreciation event on April 28.

**Adjournment**

Commissioner Burton moved to adjourn. The meeting adjourned at 8:33 p.m.

Angela Schell,  
Recording Secretary