

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 101
April 19, 2018
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Glenn Brewer, Lawrence Brozek, Jeremy Burton, Greg Marsey, Paul May, Kristin Nordman (arrived at 7:15 p.m.) and Iris Sims

EXCUSED: None.

ALSO PRESENT: Craig Failor, Village Planner; Lance Malina, Plan Commission Attorney

Roll Call

Chair Mann called the meeting to order at 7:02 p.m. Roll was called. A quorum was present.

Non-Agenda Public Participation

None.

Approval of Minutes

None.

Public Hearing

PC 18-02; Planned Development (Lexington Homes LLC); 932-970 Madison Street

The Applicant seeks approval of a special use - planned development for twenty-one (21) attached single family townhomes within the MS – Madison Street Zoning District with the following allowances: 1.) Roof deck setback: 6 feet required – Zero feet proposed; 2.) Landscape buffer: 7 foot wide landscaped rear buffer required; 3.) Street-side building setback: build-to zone of 3-5 feet required – 15.5 feet proposed; 4.) Building height: 35 feet allowed – 42.5 feet proposed. *Continued from April 5, 2018*

PC 18-02: Plat of Subdivision (Lexington Homes LLC); 932-970 Madison Street

The Applicant is requesting approval of a plat of subdivision. *Continued from April 5, 2018*

Mr. Failor noted that commissioners received the list of standards and conditions placed on planned development applications, which has been updated; the list of standards under the zoning ordinance and a draft of the Findings of Facts report. He noted the outstanding items the applicant was asked to come back with:

- Enhancing the facades
- Clarification on the roof rooms
- Traffic concerns in the area
- Parking on Clinton. Mr. Failor said staff has looked at Clinton and more research was needed to see the impacts to permit parking. Staff suggested commissioners set a condition that the applicants work this out with staff at a later time.

Mr. Barry Ash, the attorney representing the applicant was present. Mr. John Agenlian, from Lexington Homes, said they were happy to work with staff on Clinton parking.

Mr. Javier Milan, KLOA, the traffic consultant for the applicant, said they looked at historical traffic counts that were done for the Village along Madison Street. He said the counts were done in May 2016

when school was in session and compared this to the traffic study done for the application. He said the counts were 15-20% higher so he incorporated the higher counts and increased the growth in his memo. He said the additional counts were till at an acceptable level of service. He also reviewed accident data for pedestrian accident information. He said there was one accident in 2014 with a pedestrian that involved heavy rain. He said what they presented in their traffic study, even with the changed numbers, was still valid.

Mr. Steve Rezabek, Pappageorge Haymes, the architect for the applicant, reviewed the changes to the façade elevations on the end units and interior units. He noted the window frames will be dark bronze. He reviewed an elevation with roof rooms on every unit. He reviewed the changes to the facades facing Home and Clinton; noting there would be more windows and the windows would be larger. He reviewed the changes to end units with roof rooms noting a setback of about three feet from the outside wall.

Mr. Rich Van Zeyl, Wight and Company, the Village's architectural consultant, reviewed their memo regarding the design changes. He said from a design perspective it would be better if all units had roof rooms or none did; as the up and down roof line would be concerning. He suggested all units have the roof rooms except for the three end units, two on Home and one on Clinton. He said the changes to the interior units with the vertical band of fiber cement board had the effect of chopping up the façade and the units were not clearly defined as individual units. He said their opinion was that the original submission was more successful; however the side elevations have been improved with the additional windows. He said they recommended the original design with a few changes like a brick soldier header on windows.

A short discussion ensued regarding the design changes.

Commissioners asked the applicant to respond to the recommendation on roof top rooms. Mr. Agenlian said it would be an expensive option and they would like to have it as an option, not an all or none. Commissioner Brozek noted only pedestrians walking on the south side of Madison would notice it. Commissioner May asked if units without a room could have a garden on the roof. Mr. Agenlian said there would be roof access with a standard deck, an expanded deck or a roof room. He said they would not want gardens on the roof. Mr. Agenlian said the end units would be the best options for a roof room. Commissioner Brozek suggested a screen wall as an option along the roof. Chair Mann clarified the screen wall or lattice would be in the center portion. Mr. Rezabek said he would be concerned with the roof views being obstructed by a screen wall.

Chair Mann said he agreed that the up and down of the optional bonus roof rooms would detract from the development; it would be visible from long distances and suggested looking for a compromise by grouping them into one section. He said he liked the soldier courses and the color of the windows and coping along the windows; he suggested changing the vertical band of fiber cement board to brick.

Commissioner Brozek suggested a continuity along Madison Street with the roof rooms as only one or two units would look strange. Commissioner Nordman agreed, saying it was an issue of continuity.

Commissioner Burton suggested keeping the horizontal line with pergolas as an option. Mr. Agenlian said they would consider that. He asked commissioners about an option to have a pair of two with roof rooms and then a pair without roof rooms. A short discussion ensued regarding different options for the roof line.

Commissioner May said he liked the changes and concurred about changing the fiber cement panel to brick. He liked Commissioner Burton's idea to tie together units that would be missing a roof room if it was a single unit.

Commissioner Burton said he was in agreement on the Wight recommendation and noted that busing in District 97 was continuing so there was less of a concern about an increase in pedestrian traffic. He noted it was important to keep continuity on the roof line as well. Commissioner Brozek agreed, saying he believed they needed additional drawings on the roof line and the façade design.

Chair Mann asked commissioners about any issues with the variances requested. The variances were reviewed. No concerns were raised from commissioners.

Commissioner Burton moved to continue the public hearing to the May 3, 2018 Plan Commission hearing. Commissioner Sims seconded. A roll call vote was taken:

Burton – yes
Sims – yes
Marsey – yes
May – yes
Brewer – yes
Nordman – yes
Brozek – yes
Mann – yes

The motion passed 8-0.

Commissioner Burton moved to continue the hearing on the Plat of Subdivision to the May 3, 2018 Plan Commission hearing. Commissioner Brozek seconded. A voice vote was taken and the motion was approved unanimously.

Other Business

Mr. Failor said also on May 3, discussion would begin on the design guidelines for single family homes.

Adjournment

Commissioner Burton moved to adjourn. Commissioner Sims seconded. The meeting adjourned at 8:10 p.m.

Angela Schell,
Recording Secretary