

MINUTES

MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 201
October 3, 2019
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 Nick Bridge, Lawrence Brozek, Jeff Clark, Jeff Foster and Iris Sims.

EXCUSED: Commissioners Paul May and Joseph Flowers

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

August 1, 2019 – Approved as submitted- Commissioner Brozek made the motion to approve; Second by Commissioner Sims.

Public Hearings

PC 2019-05: 6033 North Avenue Apartments– 6033 North LLC, the Applicant, is requesting approval of a Planned Development for three (3) four-story multiple family buildings containing a total of twenty-four (24) dwelling units at the southwest corner of North Avenue and Humphrey Avenue within the NA - North Avenue Zoning District with the following allowances from the Oak Park Zoning Ordinance; 1). An increase in seven (7) dwelling units above an allowed number of seventeen (17) to twenty-four (24); 2). A reduction in two (2) bicycle parking spaces from a required number of eight (8) to six (6); 3). A reduction in one (1) required loading area to none; 4). A reduction in the required rear yard setback (west property line) from fifteen (15) feet to one (1) foot; 5). A reduction of one (1) landscape island in the parking row to none.

The applicant's representatives, Attorney Nick Ftikas and Architect Benjamin West, presented the proposal, reviewed the standards and reviewed the plans. Mr. Ftikas indicated the applicant provided the required number of bicycle parking spaces and canopy thereby eliminating the need for an allowance request. Mr. West stated that the revised drawings addressed the Village's consulting architect's request of additional materials information. The Applicant's representatives also discussed compensating benefits and public art indicating they will concur with such requirements.

Village Planner Failor reviewed the staff report indicating staff supported the application.

The Plan Commission discussed architectural design, front yard setbacks and landscaping, first floor façade, sustainability, interior layout and parking. The Plan Commission suggested changes to the front façade by replacing the proposed ground floor sliding glass doors with windows and planter boxes, they recommended a residential sized brick for the North Avenue and Humphrey Avenue facades, they recommended additional landscaping be placed along the front of the building in the setback area and they recommended reconfiguring closets sizes to accommodate larger bedrooms

on the first floor. The Plan Commission stated that they did not believe any of the allowance requests would have a negative impact on the development, surrounding area or the Village as a whole. At that hearing one person provided testimony stating he appreciated this development, but cautioned the applicant how parking is scarce in this area and they should look at increasing the number offered to their residents. The Plan Commission unanimously supported the proposed development and supported the allowance requests with the following additional conditions:

1. That the Applicant shall use, on the North Avenue facades of all three (3) buildings, and on the Humphrey Avenue facade of the one (1) building adjacent to Humphrey Avenue, face brick with nominal dimensions of 8" x 4" x 2.25", with an eight foot return on the other sides of the buildings.
2. That the Applicant shall replace the sliding glass doors on the first floor units of each of the three (3) buildings with windows and landscaping, such as planter boxes.
3. That the Applicant shall modify the first floor unit floor plans by reducing the size of the closets and enlarging the bedrooms.
4. That the Applicant shall use the Green Globes sustainability rating system and obtain at least one (1) Green Globe for the project. If the project is not registered with a rating agency, the Applicant must attain verification by a third party reviewer that all certification points have been satisfied for the selected rating system. At the building permit stage, the Applicant shall provide the Village with its Green Globe checklist and details of how the Green Globe rating will be achieved.
5. That the Applicant shall be responsible for any streetscape improvements associated with the project and shall repair any damaged Village right-of-way improvements damaged during construction and the Applicant shall replace all curbs and public sidewalks adjacent to the Subject Property.

Roll Call Vote:

Motion by Commissioner Foster –yes
Seconded by Commissioner Sims – yes
Commissioner Clark – yes
Commissioner Bridge - yes
Commissioner Brozek – yes
Chair Mann – yes

The plan commission supported the Findings of Fact report with the following vote;

Roll Call Vote:

Motion by Commissioner Foster – yes
Seconded by Commissioner Brozek –yes
Commissioner Clark – yes
Commissioner Bridge - yes
Commissioner Sims – yes
Chair Mann – yes

Other Business

The Commission discussed the 2020 Work Plan. The Commission discussed the merits of offering a preliminary consultation with developers prior to plan development public hearings. The Commission determined not to include this matter on the 2020 work plan. The Commission approved the work plan with a Motion by Commissioner Sims, seconded by Commissioner Brozek and a unanimous voice vote.

Adjournment

Commissioner Bridge moved to adjourn. The meeting adjourned at 8:53p.m.

Prepared by: Craig Failor, Village Planner / Staff Liaison