

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
July 16, 2015
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Jeremy Burton, Garret Eakin, Mark Gartland, Douglas Gilbert, JoBeth Halpin and Greg Marsey

EXCUSED: Commissioner Monica Sanders

ALSO PRESENT: Craig Failor, Village Planner; Michael Marrs, Attorney; Andy Stein, Clark Street Developments; Ryan McBride, Lennar Multifamily Communities; Mike De Rouin, FitzGerald Associates Architects; Rick Sinnott of Eriksson Engineering Associates

Roll Call

Chair Mann called the meeting to order at 7:04 p.m. Chair Mann reported that Commissioner Mark Benson had resigned and he thanked him for his service. Roll was called. A quorum was present. Commissioner Gilbert indicated he reviewed the entire recording of the July 2, 2015 Plan Commission meeting.

Non-Agenda Public Comment

None.

Approval of Minutes

None

Public Hearing(s)

Vacation of portions of two Alleys; Oak Park Station (1123-1133 Lake Street / 1133-1145 Westgate / 1100 North Boulevard); The applicant seeks approval of the vacation of portions of two public alleys associated with the above referenced Planned Development Application (PC 15-02).

Mr. Mike De Rouin, architect, reviewed the application. He said the vacation was necessary to build the two buildings in the planned development application.

Mr. Failor said staff supported the request as part of the planned development application.

Commissioner Marsey asked if Maple Avenue would be deeded back to the village. Mr. De Rouin agreed.

Commissioner Marsey moved to approve the application. Commissioner Gilbert seconded. A roll call vote was taken.

Marsey – yes

Gilbert – yes

Halpin –yes

Eakin- yes

Gartland – yes

Burton – yes

Mann – yes

The motion was approved 7-0.

PC 15-02: Planned Development; Oak Park Station (1123-1133 Lake Street / 1133-1145 Westgate / 1100 North Boulevard); The Applicant seeks approval of a two-building, multi-story, mixed use planned development with 271 residential rental units, 26,000 square feet of retail, 428 public parking spaces, a private pedestrian bridge across Westgate and a new public street (Maple Avenue). *CONTINUED FROM JULY 9, 2015- Findings of Fact Review*

Chair Mann asked for comments from commissioners by going through each page. On page two, Commissioner Gilbert noted it should read 'stone or cast stone'. On page eleven, Commissioner Gilbert said item 41 should say 'Heitman', also 'Oak Park Economic Development Corporation'. On page twelve, item 47, Commissioner Gilbert noted it should read 'stone or cast stone'. On page thirteen, item 55, he noted 'partition' term, change to 'transition'. On page seventeen, item 57 he said as there was nothing about parking spaces, he suggested giving an update on parking spaces in the same way as dwelling units were outlined. Attorney Marrs suggested staff could provide the numbers, Mr. Failor and commissioners agreed. On page twenty, item 99, Commissioner Gilbert said it should be noted in regards to shared parking that the applicant proposed the first two levels would be short-term parking. Commissioner Burton said short-term parking should be defined. Mr. Andy Stein said the garage operating agreement would address the timing. Commissioner Gilbert suggested adding that the intent would be for public use rather than residential use.

On page 26, item 5, Chair Mann recommended the applicant provide a list of materials as an exhibit to the ordinance. On page 27, item 11 and 14, Commissioner Gilbert questioned the term advisory review. Chair Mann proposed having the project come back to the Plan Commission on August 13 for review with intermediate review by staff with the village's architectural consultant to assist. A short discussion ensued with commissioners agreeing to request the Board to return the design for review. Commissioner Gartland asked what happens if the Plan Commission doesn't like the design. Chair Mann said another review would have to happen. Mr. Failor clarified that if there were issues that remain, the commission could ask for more input, but ultimately the Board would make the final decision on the design. Commissioner Eakin disagreed and suggested making the recommendation stronger. Commissioner Burton agreed with Commissioner Eakin. Commissioner Gilbert said the timing on the design would not change the timing of foundation work, so he recommended striking 'advisory review' to say 'final approval'.

On page 27, item 11, Commissioner Marsey suggested having a list of changes as part of the Findings of Fact, such as working with Public Art Advisory Commission on the parking screen design and pedestrian bridge design. Attorney Marrs clarified he would take the list from the minutes of the prior meeting and incorporate it to the findings of fact. Commissioners agreed. On item 12, Commissioner Marsey said if sidewall venting was allowed on the south building that it should be high enough to not cause any issues. Mr. Stein said the venting would have a scrubbing system and it would go east through the garage into the alley. Commissioner Gilbert proposed not allowing sidewall venting on North Boulevard, Maple Avenue and Westgate Street; and on the south building the south side venting would be only through the roof. Commissioners agreed.

On item 13, Commissioner Marsey suggested clarifying that the art on the garage promote the village rather than a business or advertisement. Mr. Ryan McBride clarified it was on the pedestrian level and that the banners could be used to advertise art events. Attorney Marrs told commissioners that the applicant was required to only have one art element as part of the planned development application. Commissioner Burton suggested pushing for two art elements.

Commissioner Marsey moved to approve the findings of fact of the alley vacation. Commissioner Gartland seconded. A roll call vote was taken:

Marsey- yes
Gartland – yes
Halpin –yes
Gilbert –yes
Eakin – yes
Burton – yes
Mann- yes

The motion passed 7-0.

Commissioner Halpin moved to approve the findings of fact for the planned development application with the amendments made by commissioners. Commissioner Marsey seconded. A roll call vote was taken:

Halpin –yes
Marsey –yes
Gilbert – yes
Eakin –yes
Gartland –yes
Burton – yes
Mann – yes

The motion passed 7-0.

Other Business

Presentation by Camiros LTD on the Zoning Ordinance revision process

Ms. Arista Strungys and Mr. Chris Jennette from Camiros reviewed the timeline and process of how they would proceed with an update to the Village's Zoning Ordinance. She said it would take about a year. Input would come from the public, staff and the Plan Commission. The final adoption process was laid out by Illinois statute.

She said a zoning district for Madison Street would take place first, which was planned for a five to six month timeframe.

She gave commissioners a brief summary that highlighted some of the issues that arose from recent stakeholder interviews. She said the biggest issue was all the overlays on the commercial districts; the desire was to create districts that were simple to understand. She said they didn't anticipate any radical changes to the residential district structure, however. In terms of uses, they wanted to clean up some of the restrictions and clarify the restrictions that remain. They found that the use variance process (petitioning to allow for a use not allowed in a particular district) was not allowed by state law. Also, the application process that has the Board referring applications to various commissions adds time and is unusual in other communities, so they would remove the referral process.

The next step would be a technical review memo. It would have a thorough review of how the process will proceed and that would come back to Plan Commission. A website has also been launched on the project.

Commissioner Marsey asked why the village was doing this. Mr. Failor said the current zoning ordinance was drafted in 2002 and there have been band aids to fix issues in the current one, including multiple overlays and amendments. As the Comprehensive Plan has been updated, it was time to update the zoning code to ensure connection between documents. Commissioner Marsey said he was concerned where the direction was coming from to fast-track Madison Street. Mr. Failor said the Madison Street Overlay has a provision for 500-foot separation rule on hair-related businesses. Also, the Perimeter Overlay has beauty

supply store limitations. Commissioner Marsey suggested it could be a controversial issue. Ms. Strungys said typically spacing requirements were for adult bookstores and pawn shops so they were studying it. Commissioner Gartland asked who took part in the stakeholder interviews and how was the list compiled. Ms. Strungys said they consider them key person interviews rather than stakeholders; staff came up with the list and looked for people who use the zoning code every day as they had an understanding of the zoning regulations.

Chair Mann clarified that there would be a number of public input meetings including: town hall meetings, public open houses, public hearings as well as commenting online. Ms. Strungys agreed.

Commissioner Gartland asked if the Madison Street Plan would be incorporated into the zoning rewrite. Ms. Strungys agreed. Commissioner Gilbert noted that often communities would create plans and then nothing happens with them, so he was pleased that it would connect with the Comprehensive Plan and with other planning efforts that have been done.

Chair Mann asked if the planned development process was under review and suggested any way to streamline it would be important. Ms. Strungys agreed, saying they want things streamlined, accurate and clear. Commissioner Gilbert said the community cares about development but it was important to look at onerous steps and review those, such as noticing requirements. Ms. Strungys said they will review the notice requirements. Chair Mann suggested for smaller projects they consider lesser requirements. Commissioner Marsey agreed. Commissioner Marsey asked about variances. Ms. Strungys said they would remove all use variances but they would still have dimensional variances like height and density, setback requirements, etc. She explained the only vehicle to allow for a use that wasn't allowed in a district was through a text amendment.

Commissioner Marsey asked what direction had been given on Madison Street. Ms. Strungys said they were still in the gathering process and didn't have anything to report yet. Commissioner Marsey asked why it was fast tracked. Mr. Failor said the TIF was ending and there were development opportunities so they wanted to have regulations in place for those opportunities. Commissioner Marsey asked if they have been asked to expand or craft the code so that something specific would come in; he said there must be a concept of what Madison will be and he'd like that to be known upfront. Mr. Failor said the Board may have a vision but the Board has not given direction to change the code in a specific way. Commissioner Marsey said a planned development application was basically decided on before coming to the Plan Commission; the redevelopment agreement was a legal agreement and the presumption is that the Plan Commission would arrive at the same thing as what the Board agreed to up front. He said this was not a good thing and hoped changes in the zoning code would incorporate that.

Commissioner Gilbert asked if the variances would include special uses. Ms. Strungys said that would stay the same.

Chair Mann asked if the new ordinance would be searchable electronically. Ms. Strungys said they would post as a PDF document and also post chapters so that it was easy to update. Chair Mann asked if the parking ratios would be looked at. Ms. Strungys agreed. She said they would be back to the Plan Commission in a couple of months with documents to review.

Chair Mann said the August 6, 2015 Plan Commission meeting would be cancelled. Staff would send an email poll on possibly holding August 13, 2015 for a special meeting should the Board send back the design from the Oak Park Station project.

Adjournment

Commissioner Burton moved to adjourn. Commissioner Gilbert seconded. The meeting adjourned at 8:57 p.m.

Angela Schell,
Recording Secretary