

MINUTES  
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION  
VILLAGE HALL- ROOM 101  
January 19, 2017  
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Lawrence Brozek (Arrived at 7:06 p.m.),  
Jeremy Burton, Doug Gilbert, JoBeth Halpin, Greg Marsey, Paul May and  
Kristin Nordman

EXCUSED: Commissioner Mark Gartland

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Plan Commission Attorney  
Jill Velan, Parking Services Director, Rasheda Jackson, Assistant Village  
Attorney  
Art Gurevich and Mark Bolun, Applicants  
John Schiess, Architect for the applicants

**Roll Call**

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

**Non-Agenda Public Comment**

None.

**Approval of Minutes**

Chair Mann directed commissioners to the December 15, 2016 minutes. Commissioner Burton noted a change on page one. Commissioner Burton moved to approve the minutes from December 15, 2016. Commissioner Halpin seconded. A voice vote was taken and the minutes were approved unanimously with the change.

Chair Mann directed commissioners to the January 5, 2017 minutes. Commissioner Burton noted a change on page one. Commissioner May moved to approve the minutes from January 5, 2017. Commissioner Marsey seconded. A voice vote was taken and the minutes were approved unanimously with the change.

Chair Mann noted they would be moving up the subdivision plat on the agenda before moving onto the public hearing.

*Vertical Subdivision Plat– Vantage/Village of Oak Park Parking Structure (Lake and Forest)*

Mr. Failor said Ms. Jill Velan, Parking Services Director, and Ms. Rasheda Jackson, Assistant Village Attorney, were here to discuss the vertical subdivision plat for the Lake and Forest parking structure. Ms. Velan explained they were looking to close everything out and transfer the property back to the village after approval from staff and the Village Board. Ms. Velan explained the property was part of a redevelopment agreement and was given over to the developer for the construction portion, now portions of the parcel would go back to the village and portions would belong to the developer. There were also sections that were governed by a reciprocal easement agreement. Ms. Velan said the village would own floors 1-3, the Vantage development would own the lower level and the fourth floor. Ms. Jackson reviewed the procedure for a plat of subdivision approval.

Attorney Karaca said the commission would need to review the document, make sure there were no concerns and make a motion on approval. Chair Mann asked for any questions or comments.

Commissioner May asked how the ownership was separated by floor. Ms. Velan said the village would own from the floor up to the roof of that floor. Ms. Velan clarified that for the garage, the village would be responsible for 51% of any issues that arose, Vantage for 49%. Overall, for the entire building, the village's portion of ownership was 20%. Ms. Velan noted the Village Engineer would be reviewing the plat for technical corrections and the legal description would be added. Chair Mann noted there were no heights for floor three on the plat; Commissioner May agreed. Ms. Velan said the Village Engineer would be looking for technical corrections and also noted small portions of the shaded areas would be corrected to show Vantage would have ownership of the airshaft.

Commissioner Marsey asked about cost sharing. Attorney Karaca noted this was a plat of subdivision review and clarified what could be considered by the Plan Commission. Commissioner Marsey asked for more information regarding cost sharing and Attorney Karaca directed him to the redevelopment agreement, which was a public document.

Chair Mann noted Commissioner Nordman was a real estate attorney and asked her if this was a typical approval. She agreed.

Commissioner May moved to approve the plat of subdivision. Commissioner Brozek seconded. Commissioner Marsey noted there were amendments to the fourth floor and said he was not comfortable approving the document without the final edits. Commissioner Brozek agreed and suggested waiting for a final document. Commissioner Gilbert suggested reviewing the changes that could be made as Chair Mann would see the final document and could check that those edits were within what was discussed. Chair Mann asked for a recap of the anticipated corrections.

Ms. Velan reviewed each floor and the corrections on the shaded areas noted on the plat: floor one- square off of a small box; developer would have two spaces located for accessible van parking. Floor two- northwest corner will note the ventilation shaft and hallway with easement. Floor three- a small area will be a bathroom, the walkway will have an easement; compact car spaces would be noted for the developer as well as ADA spaces would be noted (about six parking spaces); about six parking spaces for the village would then be added going up the ramp to the fourth floor. Floor four- a portion for the air shaft would be noted to the developer.

Chair Mann asked for the timing on the revisions. Ms. Velan said it was happening this week; the property close-out deadline was January 31; the Village Board was holding a special meeting on Monday. Commissioner Brozek suggested approving the document with these discussed changes and Chair Mann would review the final document. Commissioner Nordman asked if the legal description had to be modified. Ms. Velan said the legal description was being written and would be finished this week. Chair Mann asked about the easements. Ms. Velan said the easements were part of the redevelopment and operating agreements. Commissioner Brozek said the easements and reciprocal agreements should be noted on the plat. Commissioner Nordman said they could be added as an addendum when it was recorded. Commissioner Burton and Attorney Karaca agreed.

Commissioner May amended his motion to include the revisions as noted. Commissioner Brozek seconded. A roll call vote was taken:

May- yes

Brozek- yes

Nordman- yes

Burton- yes

Gilbert- yes

Halpin- yes

Marsey- no, he noted this could have an impact to the village's expenses

Mann- yes  
The motion passed 7-1.

**Public Hearing(s)**

**PC 16-02: Residence of South Boulevard; 715-717 South Boulevard.** The Applicant seeks approval of a planned development for a mixed use project consisting of approximately 900 square feet of first floor commercial space, 14 condominium units, and 20 enclosed 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 a height of 60 feet, an allowance to increase density from the allowed 10 dwelling units as regulated in Section 3.8.1 A(1)b of the Zoning Ordinance to 14 dwelling units, and a request to reduce the number of required parking spaces from 30 as stated in Section 6.2.2(D) of the Zoning Ordinance to 20 parking spaces, but received administrative approval to use the allowed 25% reduction provision which would reduce the request to three (3) parking spaces. *Continued from December 15, 2016*

Mr. Failor directed commissioners to the memo from the architectural consultant, Floyd Anderson, on the final design review; the new elevations; a memo from the developer on the condominium covenant restrictions; and said there was a sample board of materials.

Attorney Karaca said the applicants were still under oath.

Mr. John Schiess reviewed the revised items requested at the last meeting through an overhead presentation.

He showed three renderings incorporating the changes. He noted the lowered parapet wall. He showed a floor plan noting the bike storage. He noted the change in the railing on the roof floor. He noted an elevation that showed the continuous belt courses and color coordination. He reviewed the line of sight with the parapet wall changes. He reviewed the elevation in context with the other buildings.

Commissioners reviewed the material sample board. Mr. Schiess said the brick colors were complimentary to the surrounding buildings. Mr. Gurevich said because of the scale of the building they would be using utility brick; this was not for cost savings but for aesthetics. Chair Mann asked about the railing at the top units; Mr. Gurevich said it would be brushed stainless steel. Chair Mann asked if the top of balconies would be same; Mr. Gurevich agreed. Chair Mann asked if the front façade would be a longer brick. Mr. Schiess said they would use utility brick for the whole building. Chair Mann said he was not crazy about utility brick for the whole thing. Mr. Gurevich said as it was a big structure it was appropriate. Mr. Schiess reviewed the brick sizes. Commissioner Gilbert asked if the brick was reviewed near the adjacent buildings. Mr. Schiess agreed.

Commissioner Brozek asked about compensating benefits; he said he had suggested adding trees but the forestry department said the area was too narrow. He suggested adding planters to soften up the front. Chair Mann asked the developer to replace the sidewalk as it was not in great shape. Mr. Schiess agreed. A short discussion ensued about removable planters. Staff said with vehicle overhangs and ADA requirements there might not be enough width for planters. Commissioner Brozek suggested a green strip. Mr. Failor said they could make that a condition subject to approval by the Village Forester as they were very difficult to maintain. Mr. Gurevich said they tried to install one at another development but the salt spray destroyed it. Commissioner Halpin said at the prior meeting, enhancing the viaduct was discussed as their compensating benefit. Chair Mann said sidewalk improvements would be a good addition with the art element. Mr. Failor noted the developer would meet with the Arts Council on the process; artists painting the murals receive a \$1000 stipend for their work. Mr. Failor said the ordinance also required public art at the development site. Mr. Schiess said they were considering a mural on the foyer floor. Mr. Failor said that would be finalized in an agreement with the Arts Council. Commissioner Brozek

suggested replacing the light poles with something more decorative. Mr. Failor said the Village Engineer would need to weigh in on that suggestion.

Commissioner Marsey noted he listened to the first meeting as he was not present: he asked about replacing both balconies with Juliette balconies. Mr. Schiess said it was not possible to do all the balconies as Juliette balconies.

Commissioner May said because portions of the building had a narrow band, he suggested a smaller scale brick. He said he didn't object to the larger brick on the side, but the front should be smaller. Commissioner Gilbert and Chair Mann concurred. Chair Mann suggested running modular brick on the side to the setback then changing to utility. Mr. Schiess said the developer could use Norman brick on the front façade then transition to utility. Commissioner Gilbert suggested using a mix of standard and Norman sizes. Chair Mann said it should be about the quality of the brick and the way it courses; utility wouldn't give much quality on the front façade and he would recommend modular or Norman but leave it up to the architect to finalize. Chair Mann suggested wrapping around to a massing break in the building. Mr. Schiess agreed.

Chair Mann said he appreciated the changes made. Mr. Schiess asked if the developer could project the bedroom balconies out the same as the living room ones. Commissioner Halpin said the current design was balanced well and jutting those out would call attention to the entry. Chair Mann agreed, also he noted if they changed the balconies it would need to go through another architectural review. Commissioner Gilbert agreed the balance was better with the Juliette balconies. Mr. Schiess said the balconies presented tonight would be the final design.

Commissioner Gilbert moved to approve the planned development application with the revisions discussed including modular brick on the front façade, side elevations with utility brick to the first break and the standard planned development conditions; also any conditions discussed at the last meeting. Commissioner Marsey suggested reviewing the Findings of Fact first. Attorney Karaca said planned development applications were typically approved first, and then Findings of Fact were voted on. A short discussion ensued about when to review the Findings of Fact. Commissioner Marsey said he was uncomfortable voting on the Findings of Fact without it being a finalized draft. Chair Mann noted the applicant asked for the Findings to be prepared at the same meeting as the public hearing. Commissioner Brozek seconded the motion.

A roll call vote was taken:

Gilbert- yes

Brozek- yes

Halpin- yes

Nordman- yes

Burton- yes

May- yes

Marsey- yes

Mann- yes

The motion passed 8-0.

Chair Mann moved to the Findings of Fact. Attorney Karaca noted the draft included the Anderson memorandum and he has noted the change in the bricks. Chair Mann asked how much design detail should be included. Attorney Karaca said condition one included any plans submitted, which would have the details.

Chair Mann reviewed each page for comments or questions:

Chair Mann noted page 2, item four a slight modification on storefront height section; page 3 would include documents added tonight. Commissioner Gilbert noted page 6, item 36 (a) north elevation balconies; (b) north elevation; (c) clear glass vs. frosted.

Attorney Karaca noted on Page 9, paragraph 40 he added information from the Anderson memo in this section. On page 13, Commissioner Marsey added rebuilding sidewalk to compensating benefits. A short discussion ensued about the compensating benefits for the project, Commissioner Burton suggested including an approximate length of 60 feet for the mural project on the embankment. Commissioner Marsey questioned the landscape plan- Attorney Karaca corrected to vegetative roof. Commissioner Marsey asked about the condo covenant; Mr. Failor suggested having the village review documents prior to recording to ensure compliance with the conditions. Attorney Karaca noted it. Commissioner Halpin corrected bike storage provisions. Commissioner Gilbert suggested wording it as indoor bike storage. Mr. Failor noted the timeframe requirements: 18 months to begin construction, 36 months to complete construction as noted in zoning code.

Commissioner Marsey moved to approve the Findings of Fact as amended. Commissioner May seconded. A roll call vote was taken:

Marsey - yes  
May- yes  
Halpin- yes  
Gilbert- yes  
Nordman- yes  
Brozek- yes  
Burton- yes  
Mann- yes  
The motion passed 8-0.

#### **Other Business**

Mr. Failor said at the next Plan Commission meeting the Findings of Fact for the revised zoning ordinance would be discussed. He said the recommended draft of the ordinance was now available at oakparkzoning.com and urged commissioners to review. He said it was anticipated to go to the Village Board in March for a first reading. He said 1000 Lake Street would be a planned development application coming before the Plan Commission, likely in March. Developers of that project would be holding a neighborhood meeting on January 30, 2017.

Mr. Failor said a request for proposals to update the Harrison Street/SouthTown business district plan was currently out. A North Avenue business district plan was also anticipated in the latter half of the year.

Chair Mann said the rules of procedure for the Plan Commission would need to be revised due to changes in the zoning ordinance. Mr. Failor agreed and said other commissions would be updating theirs as well.

#### **Adjournment**

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

Angela Schell,  
Recording Secretary