

MINUTES  
MEETING OF THE OAK PARK PLAN COMMISSION  
VILLAGE HALL- ROOM 201  
September 6, 2018  
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 Glenn Brewer, Lawrence Brozek, Paul May, Joseph Flowers and Iris Sims

EXCUSED: Commissioners Kristen Nordman (recused-PC 18-07), Jeff Foster (recused-PC 18-07) & Greg Marsey

ALSO PRESENT: Craig Failor, Village Planner, Bill McKenna, Village Engineer & Greg Smith, Plan Commission Attorney

**Roll Call**

Chair Mann called the meeting to order at 7:10 p.m. Roll was called. A quorum was present.

**Non-Agenda Public Participation**

None

**Approval of Minutes**

August 2, 2018 – Approved as submitted - Commissioner May made the motion to approve; Second by Commissioner Brozek

**Public Hearings**

**PC 2018-07: 801 South Oak Park Avenue; Oak Park I Housing Owner, LLC (The Community Builders):**

The Applicant proposed a mixed-use Planned Development that includes 35 apartments dwelling units, two (2) ground floor live/work units and approximately 1,000 square feet of ground floor commercial space with the following Zoning Ordinance allowance requests; 1.) Density Increase: 16 dwelling units allowed - 37 dwelling units proposed. 2.) Height Increase: 45 feet allowed - 48 feet proposed. 3.) Parking Reduction: 37 spaces required -23 parking spaces proposed. 4.) Bicycle Parking: eight (8) of the ten (10) required to be protected –two (2) will be located outside the building. 5.) Landscape Buffer Yard Reduction: Seven (7) foot deep yard required - four (4) foot – six (6) inch deep yard at the northwest corner, provided and zero (0) along the interior side extending from the loading space to the southwest corner

The attorney for the Applicant, Mr. Patrick Brankin, provided an overview, tendered the notice and resumes of the applicant team.

The Project Manager for the Applicant team, Mr. Kirk Albinson, began the presentation discussing the Comprehensive Plan, project description, marketing for the development, reasons for and benefits of the development, and indicated that they pay property tax.

The Director of Development for the Applicant team, Mr. Will Woodley, stated the reasons for selecting the site, what the local plans recommended, and program of the building.

The architectural consultant for the Applicant, Mr. Gabriel Dziekiewicz, presented the architectural designs and landscape plans. Mr. Dziekiewicz discussed the site, zoning regulations, building materials, floor plans, elevations.

The engineering consultant for the Applicant, Mr. Luis Montgomery, presented the engineering plans and utility information. Mr. Montgomery also discussed the storm water requirement for this site.

The traffic consultant for the Applicant, Ms. Sarah Disney-Haufe, presented the traffic analysis report detailing their methodology and findings for the proposed development.

The parking consultant for the Applicant, Ms. June Wilberding, presented the parking analysis report detailing the different modes of transportation available, the calculations for the proposed ratio of parking to occupant and introduced new recommendations from ITE (Institute of Traffic Engineers) a national authority on parking demand.

The market consultant for the Applicant, Mr. Jim Kutill, presented information on the market study indicating that the proposed development will produce a small number of school aged children, will pay a fair share of property tax, and stated that this development would be appropriate as affordable housing due to nearby transit.

Mr. Craig Failor, Village Planner, presented the staff's report indicating support for the development.

The architectural consultant for the Village, Mr. Floyd Anderson, presented his review of the architectural design of the property. He indicated his support for the project with a few minor recommendations. The Plan Commission asked a few questions of the consultant relative to building materials and design.

Mr. Bill McKenna, Village Engineer, provided an overview of the pending construction along Oak Park Avenue and indicated the proposed timeline relative to improvements at the intersection of Oak Park Avenue and Van Buren Avenue.

The hearing was opened for *cross-examination*.

Mr. Nick DiOrio was the only resident who signed up for cross-examination. Mr. DiOrio asked questions about water pressure, parking, affordability, effects on his property value, purpose of neighborhood meetings, what was the length of time the Applicant will hold on to the property, property management and what can the Village do for the residents to offset the impacts of this development. The Applicant responded to each of the questions.

The hearing was opened for *public testimony*.

Mr. Rick Kuner was in favor of the development. He stated what he believed to be the merits of the proposal.

The following residents were in opposition to the application:

Amy Tantillo, Neal Buer, Shawn Kestler, Ness Eliciano, Keith Vogt, Tim Leeming, Vikki Peterson, John Vargo, John Sherman, Thelmare (Debra) Varnando, Vito Dellagazie. In general those in opposition stated reasons for their opposition relative to; not enough parking, too much traffic, density is too great, height of the building is too high, creating a pocket segregation of the poor, not paying enough taxes, more pedestrian congestion, creating a stigma for the residents of the proposed building, equating the development to failed public housing projects in the city of Chicago, its changing the character of the neighborhood, they have a fear of their children walking past the proposed building alone, there will be no community participation by low income persons, it will produce too many

school-aged children, there will be an overcrowding of apartments with no control of the occupants, the project is under studied, need more time to see if other development per zoning can occur, too rushed - can wait for someone better and they bought their property with an expectation that the zoning would be adhered to.

Chair Mann indicated that public testimony would be continued to the next scheduled meeting.

Commissioner Brewer moved to continue the hearing to Thursday, September 20, 2018 at 7:00PM at Village Hall. Commissioner May seconded the motion. The motion passed on a unanimous voice vote.

### **Other Business**

#### **Single-Family Residential Design Standards**

Mr. Failor asked for an approval to incorporate the proposed graphic representations of single-family design standards be included in the draft standards for public hearing. The Commission provided their support for this request.

#### **Work Plan**

Mr. Failor presented the 2019 draft work plan. He suggested an addition regarding the Comprehensive Plan.

Commissioner Brewer made a motion to approve the work plan with the addition. Commissioner Foster seconded the motion. The motion passed on a unanimous voice vote.

#### **Adjournment**

Commissioner Sims moved to adjourn. Commissioner May seconded. The meeting adjourned at 10:35 p.m.

Prepared by: Craig Failor, Village Planner & Staff Liaison