

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 201
February 7, 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 Glenn Brewer, Jeff Foster, Lawrence Brozek, Paul May, Greg Marsey, Joseph Flowers and Iris Sims (7:05).

EXCUSED: Commissioner Jeff Clark

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

January 17, 2019 – Approved with one addition- Commissioner Foster made the motion to approve; Second by Commissioner Brewer

Public Hearings

Continued from January 17, 2019

PC 2018-11: Planned Development – Fenwick High School Parking Garage (505

Washington Boulevard): The Applicant is requesting approval of a Planned Development on the Subject Property for a privately owned parking garage abutting Scoville Avenue, of five (5) stories and sixty-two feet (62') tall, with approximately three hundred and fifty (350) parking spaces with the following two (2) allowances from the Oak Park Zoning Ordinance: 1.) ARTICLE 6: SPECIAL PURPOSE DISTRICTS; 6.2 Institutional Zoning District; C. Dimensional Standards; Table 6.2 Maximum Height requirement of forty-five feet (45') to a requested height of sixty-two feet (62'), requiring an allowance of seventeen feet (17'), and 2.) ARTICLE 6: SPECIAL PURPOSE DISTRICTS; 6.2 Institutional Zoning District; C. Dimensional Standards; Table 6.2 Minimum corner side yard setback of fifteen feet (15') feet to a requested setback of nine feet (9'), requiring an allowance of six feet (6'). The proposed building will be designed in the same architectural style as the existing historic building along Washington Boulevard.

Village Planner Failor stated the Commission has two remaining items for discussion on this application; traffic and building materials.

Mr. Matt McNichols, Architect with MGLM Architects provide an overview on the material selection for the garage. He submitted samples of the granite to be used and discussed the limestone accents. A brief discussion ensued regarding the purpose of the proposed window grates / mullion pattern for the garage.

Mr. William Woodward, KLOA traffic consultant for the applicant, provided an explanation of the changes from the traffic report presented at the January meeting and the revised report for this meeting. Mr. Woodward indicated that the major difference was that for this meeting they incorporated the approved Road Diet configuration into the base model vs. using existing conditions in the base model for the January report. His conclusions did not change, but set a more realistic view and timeline of Madison Street improvements and impacts.

Mr. Woodward discussed various intersection impacts and improvements around the Subject Property. He mentioned the need to shift the "No Parking from Here to Corner" signs further away from the intersection at Washington Boulevard and East Avenue. He also discussed the need for restriping all pedestrian crosswalks at the four adjacent intersections. Village Planner Failor stated that, after discussions with the applicant, they have agreed to provide four on-site parking spaces for those lost on Washington Boulevard due to the shifting of the aforementioned sign. These parking spaces will be dedicated for over-night parking permit holders.

Village Engineer McKenna indicated his agreement with the applicant's traffic report. He indicated that the cost of improvements along Madison Street would be that of the Village, but the crosswalk improvements on the other adjacent streets would be at the applicant's cost.

A brief discussion ensued regarding the improvements to the residential neighborhood with the relocation of about 240 parking permit holder to the proposed garage and the change in traffic patterns within the vicinity. There was some concern by a few Plan Commissioners regarding increased left turn stacking at Scoville and Washington and Scoville and Madison during peak times. A no left turn signs are posted at Scoville and Washington, prohibiting this movement during peak times and the Madison concern was reviewed by the applicant's consultant with only a slight increase in delay times.

Public Comment

None - closed

The Commissioners discussed future parking needs once the campus has been completed.

Commissioner May made a motion to approve the application with conditions. Commissioner Brewer seconded the motion. The Plan Commission discussed the recommended conditions and directed Attorney Smith to revise the draft findings of fact report.

Roll Call Vote:

Commissioner May - yes
Commissioner Marsey - yes
Commissioner Flowers - yes
Commissioner Brewer - yes
Commissioner Sims - yes
Commissioner Brozek - yes
Commissioner Foster - yes
Chair Mann - yes

Continued from January 17, 2019

Public Alley Vacation – Fenwick High School: The Applicant is requesting the Village vacate the public alley between East Avenue and Scoville Avenue south of the proposed parking garage.

Village Planner Failor provided a brief overview of the application.

Commissioner May made a motion to approve the plat of vacation. Commissioner Brewer seconded the motion. The Plan Commission directed Attorney Smith to revise the draft findings of fact report.

Roll Call Vote:

Commissioner May – yes
Commissioner Marsey - yes
Commissioner Flowers - yes
Commissioner Brewer –yes
Commissioner Sims – yes
Commissioner Brozek – yes
Commissioner Foster – yes
Chair Mann – yes

Commissioner May made a motion to approve the revised findings of fact reports for both the Planned Development application and the Plat of Vacation request with conditions as discussed. Commissioner Sims seconded the motion.

Roll Call Vote:

Commissioner May – yes
Commissioner Marsey - yes
Commissioner Flowers - yes
Commissioner Brewer –yes
Commissioner Sims – yes
Commissioner Brozek – yes
Commissioner Foster – yes
Chair Mann – yes

Other Business

None

Adjournment

Commissioner Brewer moved to adjourn. Commissioner Sims seconded. The meeting adjourned at 8:40 p.m.

Prepared by: Craig Failor, Village Planner / Staff Liaison