

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 101
January 17, 2019 – Special Meeting
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 and Iris Sims.

EXCUSED: Commissioner Kristen Nordman, Paul May, Greg Marsey and Joseph Flowers

ALSO PRESENT: Craig Failor, Village Planner, Gregory Smith, Plan Commission Attorney

Roll Call

Chair Mann called the meeting to order at 7:03 p.m. Roll was called. A quorum was present.

Non-Agenda Public Participation

None

Approval of Minutes

November 1, 2018 – Approved as submitted - Commissioner Foster made the motion to approve; Second by Commissioner Brewer

Public Hearings

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.

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.

Mr. Dennis Marani, Fenwick board member, provided an introduction to the application and introduced their architect who will make the presentation.

Mr. Matt McNichols, Architect with MGLM Architects presented the application. He reviewed the site plan, building elevations, traffic patterns on site, garage structure and zoning relief.

Village Planner Failor provided an overview of staff's report. He indicated that Wight & Co. (Village of Oak Park's Architectural Design Consultant) reviewed the application and submitted a letter of support for the project. Planner Failor also indicated the Fire Department and Police Department submitted letters indicating they believe no adverse impacts would occur from this development. Planner Failor also stated that the traffic report revisions are still under discussion and the final report will be available for the February 7, 2019 meeting. He also indicated that the Plat of Vacation would be discussed at the next meeting as well.

Mr. William Woodward, KLOA traffic consultant for the applicant, indicated that they have been working with the Village to finalize their report and that it will be available at the next meeting. He generally reviewed the proposal calling out the proposed road diet and that there will be no new access points into or from the Fenwick property.

The Plan Commission asked questions regarding parking, in particular what relief on the street is there and what will be the parking situation upon full campus development in the future. Ms. Nancy Bufalino, COO with Fenwick stated that under the current plan proposed parking on-site will diminish the on-street parking demand almost entirely. However, once the campus plan is realized in the future, additional on-street parking spaces may be necessary. Mr. McNichols indicated that they did not want the parking structure to overwhelm the campus, so they kept it no taller than the existing buildings. Ms. Bufalino indicated that they are not seeking to increase enrollment with the future campus plan – the new buildings will supplement the existing student body needs. She also indicated that about 300-325 students consistently drive to school.

The Plan Commission discussed compensating benefits, cost for modified access improvements, public art, construction schedules, façade design, and MWRD requirements. They asked the applicant to bring building material sample for the next meeting. They asked about security for the garage.

Mr. Jay Rutili, security professional for Fenwick indicated that they will have, cameras, panic buttons, car access gates and license plate readers installed in the garage. They will also have open stairwells for visibility.

Cross Examination

None – closed.

Public Comment

None - Public Comment was closed except for the additional information that will be presented at the February 7, 2019 meeting.

Commissioner Brewer made a motion to continue the public hearing to their regular meeting on February 7, 2019 at 7PM. Commissioner Sims seconded the motion.

Roll Call Vote:

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 8:08 p.m.

Prepared by: Craig Failor, Village Planner / Staff Liaison