

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
July 7, 2016
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Lawrence Brozek, Jeremy Burton, Doug Gilbert, JoBeth Halpin, Greg Marsey, Kristin Nordman and Monica Sanders (arrived at 7:08 p.m.)

EXCUSED: Commissioner Mark Gartland

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Attorney;
District House Applicants: Christopher Dillion, Campbell Coyle Real Estate;
Bob Ranquist, Ranquist Development Group; Austin DePree and Brian Essig,
Northworks

Roll Call

Chair Mann called the meeting to order at 7:04 p.m. Roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Approval of Minutes

Commissioner Gilbert motioned to approve the minutes from June 9, 2016. Commissioner Burton seconded. Chair Mann noted a correction on page 4. A voice vote was taken and the minutes were approved unanimously with the correction.

Public Hearing(s)

PC 16-01: District House Planned Development; The Applicant seeks approval of a planned development for a mixed use project consisting of approximately 4,500 square feet of first floor commercial space, 28 condominium units, and 37 enclosed parking spaces. FINDINGS OF FACT REVIEW.

Mr. Failor said staff from the engineering and parking services weighed in on the loading area on Euclid Avenue. He said engineering staff indicated the proposed loading area was preferred over loading in the parkway. The Parking Services Director noted that the entrance to the garage should have some setback from parked cars to increase the site lines and recommended keeping the no parking area the same. Commissioner Burton asked if Euclid was an unusually narrow street. Mr. Failor said it was 30 feet wide curb to curb, which was standard in residential areas and would allow for two sides of parking and two travel lanes; but it was a tight fit. Commissioner Halpin asked how many parking spaces would be lost to the loading zone and entrance set back. Mr. Failor said about three to four spaces would be lost but four spaces would be gained along Lake Street. Chair Mann confirmed the village would control where parking occurred on the streets. Mr. Failor agreed. Mr. Failor said residents could obtain a right-of-way obstruction permit to load/unload moving trucks in the street and the applicant could also allow for the driveway to be blocked if needed. Mr. Failor said obstruction permits were allowed everywhere in the village.

Chair Mann asked the applicants for their presentation.

Mr. Christopher Dillion reviewed the presentation that addressed the issues commissioners had asked for more information on:

- Cantilever design for drainage and ice damming: the applicant was still in schematic design and would move to design development soon. Mr. Austin DePree noted they would use an integral gutter system at the lowest fin with snow melt to prevent water and icicles from forming. He indicated it would be reviewed by engineering staff during permit review.
- North façade treatment: evergreen plants would be incorporated along the edge of the green roof; staff has been given a list of the types of plantings they would seek. Also, texture would be incorporated into the north façade by adding offsetting bricks in random pattern at various depths.
- Retail loading: a shared Lake Street retail loading area was preferred. The Village was exploring changing the location of this.
- Moving trucks: residents would apply for obstruction permits to place cones to reserve parking spaces for a period of time covered by the permit.
- On-Site Loading: a loading area has been added to Euclid Avenue adjacent to the curb cut for deliveries and trash removal. Some trucks could partially block the entrance but would still allow for one way traffic into the building.

Mr. Brian Essig said their submitted changes to the site plan noted the Euclid loading area and parking spaces set back from Lake Street. Commissioner Sanders asked if garbage trucks would be able to turn around in the garage. Mr. Essig said they were anticipating no garbage trucks would be entering the garage; the dumpsters would be removed and dumped into the trucks at the loading area. Commissioner Gilbert asked if the loading area would reduce the loading dock variance. Mr. Failor said loading zones were required to be on private property so the variance was still necessary. Commissioner Burton asked why the first parking spot on Euclid was so far from the intersection. Mr. Failor said typically it was a 20 foot setback from stop bar to first spot but as this area would be congested the setback was further back. Commissioner Halpin asked where the resident-only street parking begins. Mr. Failor said it was just north of the AT&T property.

Commissioner Gilbert said he felt that the Roman brick was important in public-oriented spaces, but he had less of a concern in the north elevation. Mr. Essig said that would be something they would consider in the design development phase as they had not finalized the bricks yet.

Chair Mann moved to the Findings of Fact review. Commissioner Sanders motioned to approve the Findings of Fact. Commissioner Halpin seconded. Chair Mann called for comments/corrections by each page:

- Page 6, Commissioner Gilbert noted some discrepancy in building height; recommended removing item 19.
- Page 8, item 37 revise to reflect the loading area in front of the building.
- Page 10 item 47, remove last sentence.
- Page 15, item 81, Commissioner Gilbert suggested striking.
- Page 20 item 107, Chair Mann recommended changing to reflect applicant will be incorporating public art into the area.
- Page 27, Attorney Karaca would add in vote from last meeting.

Commissioner Sanders motioned to approve the Findings of Fact with the amendments discussed. Commissioner Halpin seconded. A roll call vote was taken:

Sanders – yes
Halpin - yes
Gilbert - yes
Nordman - yes
Brozek - yes
Burton - yes

Marsey - yes

Mann – yes

The motion was approved 8-0.

Mr. Failor noted that Commissioners Brozek and Halpin reviewed the recording from the last Plan Commission meeting. Commissioners Brozek and Halpin agreed.

Other Business

Zoning Ordinance Revision

Mr. Failor said public open houses were held on June 28 and 30 at Village Hall. Staff was currently meeting with business district representatives to get feedback. In mid-July, the consultant will draft a memo to the Plan Commission about what they've heard from the public process and the commission could make modifications to the draft if necessary. Then, the draft will be presented to the Zoning Board of Appeals and the Village Board for feedback. Another set of public meetings will be held after this. A public hearing was anticipated in October and then the final document would go to the Village Board in November or early December. Chair Mann said he was contacted by a commission chair who was interested in reviewing it. Mr. Failor said he would be available to go to any commission meeting to review it; the clerk did send a notice to commission chairs but another will be sent.

Chair Mann said he attended a commission chair meeting and attendance was a topic; he reminded commissioners that the village policy was three absences a year. He said commissioners should talk with him if they anticipate missing more than four meetings a year. He noted the Village Board thanked the Plan Commission for all their hard work.

A short discussion ensued about access to electronic copies of applications. Mr. Failor noted all applications were available online on the website. Attorney Karaca said the Rules of Procedure will need to be reviewed and revisited once the new Zoning Ordinance was adopted.

Commissioners discussed the public art requirement in planned developments and suggested changes to the process. Commissioners agreed this needed further discussion and staff suggested Chair Mann should reach out to the Public Art Advisory Commission Chair to see if further collaboration was necessary.

Mr. Failor said a planned development application was expected for a parcel on South Boulevard. He said the regular August meeting will be cancelled but a special meeting in August may be necessary for the Zoning Ordinance revision. He will update commissioners on dates once more information was available.

Adjournment

Commissioner Burton moved to adjourn. Commissioner Sanders seconded. The meeting adjourned at 8:23 p.m.

Angela Schell,
Recording Secretary