

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
REMOTE PARTICIPATION
January 7, 2021
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 Iris Sims, Commissioners; Lawrence Brozek, Jeff Clark, Jeff Foster, Paul May, Nick Bridge, Paul Beckwith, Tom Gallagher and Jon Hale

EXCUSED: None

ALSO PRESENT: Craig Failor - Village Planner, Greg Smith – Plan Commission Attorney, Byron Kutz – Assistant Village Engineer and Tammie Grossman, Development Customer Services Director

Roll Call - Roll was called at 7:02pm. A quorum was present.

Village Planner Failor read into the record a statement regarding remote participation and reviewed the public hearing procedures.

Non-Agenda Public Participation – None

Approval of Minutes – December 16, 2020

Motion was made by Commissioner Gallagher, Seconded by Commissioner Foster. Roll Call Vote as follows: Commissioners; Foster- yes, May–yes, Hale-yes, Beckwith–yes, Bridge–yes, Clark–yes, Brozek–yes, Gallagher-yes and Chair Sims-yes.

Other Business – None

Public Hearing - PC 20-03: 520 South Maple Avenue; The Petitioner, Rush Oak Park Hospital, is requesting a Zoning Map Amendment to reclassify the subject property located at 601-615 S. Maple Avenue from the R-7 Multiple Family Residential Zoning District to the H Hospital Zoning District.

Rush Oak Park Representative Robert Spadoni introduced the item and turned the presentation over to Mr. James Griffin, attorney representing Rush Oak Park Hospital.

Mr. Griffin presented a location map for context. He stated the applicant has no proposed plans for this site at this time and they felt the demarcation between residential use and hospital use was for the betterment of both land uses. He then went through the standards for a map amendment indicating adherence to each standard.

Village Planner Failor reviewed the staff report indicating support for the application and clarified that the owner of the subject property (Rush Oak Park Hospital) could demolish the structures regardless of zoning classification changes.

Chair Sims asked for limited Commissioner questions at this time. Commissioner Beckwith asked about taxes. Commissioner Clark asked about demolition. Commissioner May asked about a master plan and maintenance of the property after demolition. Commissioner Brozek asked about potential uses.

Cross Examination; Mr. Michael Weik asked questions generally regarding the subject property relative to property purchases, use of property, master plans and general, and use of existing buildings.

Public Testimony: David Osta, David Burna, Ann Frueh, Rachel Hahs, Jim Ritter and Mike Weik provided testimony. The general theme was that a master plan was necessary before any approval of the zoning map amendment. They asked that the hospital and Village of Oak Park work better with the neighbors when a proposal is proposed. They were concerned the property will be removed from the tax rolls.

Plan Commission Deliberations: Commissioner Hale indicated support for the application as the standards were met and it was a logical rezoning to square off the campus. Commissioner Hale did state that the hospital should have a master plan. Commissioner Brozek questioned the urgency of the map amendment. He felt master plan was needed before approval of this application. Commissioner May indicated the map amendment should not be approved with out a master plan. Commissioner Clark stated that the houses should not sit vacant and their removal could benefit the neighborhood. Commissioner Foster stated that the residential uses would not survive there and the Zoning Ordinance allows for safe guards as to what can be constructed there. He also stated that Rush Oak Park hospital has met with neighbors and should continue to do so. Commissioner Gallagher indicated there was no downside to this proposal and it could possibly be used in the interim for neighborhood parking. Commissioner Bridge was concerned about the removal of the structures, but agreed the map amendment would square off the campus. Commissioner Beckwith focused on taxes, but indicated the proposal was not a detriment to the neighbors. Chair Sims stated she agreed with Commissioner Foster's observations and indicated the master plan requested at the Special Use hearing will go to the Board for consideration.

Chair Sims asked for a motion.

A Motion was made by Commissioner Gallagher to recommend approval of the application as presented. Seconded by Commissioner Brozek. Roll Call Vote as follows: Commissioners; Gallagher–yes, Brozek–no, Hale-yes, Foster- yes, Bridge–yes, Clark–yes, May-no, Commissioner Beckwith–yes, and Chair Sims - yes.

The motion passed 7-2

Village Planner Failor presented the findings of fact report.

A Motion was made by Commissioner Gallagher to recommend approval of the application as amended. Seconded by Commissioner Hale. Roll Call Vote as follows: Commissioners; Gallagher—yes, Hale—yes, Bridge—yes, Foster—yes, Clark—yes, Brozek—yes, May—yes, Commissioner Beckwith—yes, and Chair Sims—yes.

The motion passed 9-0

PC 20-04: 640-728 Madison Street; The Petitioner, Pete’s Market, is requesting approval of a planned development for an approximately 50,000 square feet retail grocery and related parking, landscaping and other improvements, with the following Zoning Ordinance allowances: Article 5: Commercial Districts -Table 5-1: Required Setbacks – Street Setback which states that a build-to zone of 5-15 feet setback along Oak Park Avenue is required, while the application proposes a distance of 408 feet; Article 5: Commercial Districts -Table 5-1: Required Setbacks – Rear Setback states that a rear yard setback along the north side of the abutting alley is required to be 25 feet (inclusive of any alley), the application requests a reduction to 15 feet (the width of the alley); Article 10: Off-Street Parking and Loading, Subsection 10.2: Location of Off-Street Parking Spaces (B)(4) states that parking areas shall be located to the rear of the principal structure, the application proposes a surface parking in the front of the principal structure, not the rear; Article 7: Design Guidelines, Subsection 7.4 Building Design Standards (A)(1) states that a building wall that faces a street must not have a blank uninterrupted length exceeding 30 feet, while the application proposes an eastern building wall does not comply, with a proposed blank uninterrupted length of approximately 200 feet; Article 7: Design Guidelines, Subsection 7.4 Building Design Standards (A)(4)(b) states all ground floor front building facades must include display windows at ground level and must cover 60% of the ground floor building façade facing the public way (except alleys), while the application proposes a ground floor front building façade having approximately 0% of display windows; Article 11: Landscaping, Subsection 11.7 Required Parking Lot Interior Landscape (A) states that one parking lot island must be provided between every 10 parking spaces, while the application proposes a reduction of 8 islands, resulting in 4 parking lot islands, and Subsection 11.7 Parking Lot Interior Landscape (B) states that the minimum total landscape area of a parking lot must be 10% of the total parking lot area, while the application proposes a total landscape area of the parking lot at 6.2%.

Pete’s Market ownership representative, Stephanie Dremonas, introduced the application and company. Mr. Ken Nadolski, architect presented that application. Mr. Jim Glascott, engineer for the applicant, presented the utility plans. Mr. Javier Millan, parking and traffic consultant for the applicant, presented the parking and traffic plan.

Village Planner Failor reviewed the staff report.

Richard Van Zeyl with Wight and Co., Village of Oak Park’s architectural design consultant, presented their report indicated additional design consideration should be looked at before the Plan Commission makes their recommendation.

Cross Examination: Ms. Jennifer Ban inquired about the use of the alley to the north of the development site as she was concerned about their access for use and potential truck traffic. She asked if any safety measures were going to applied the building such as a mirror. The applicant responded that they would provide. She asked about the water and sewer improvements and

loss of parking for their condominium owner on the subject site and residential streets. Staff indicated they would follow up with her.

Public Testimony: Jennifer Ban, Bruce Janacek, and Chris Heitzman provided public comment. Their concerns were related to Ms. Ban's questions above, but also concerned about the removal of significant trees, Pete's roof top view from the condominium, data on de-valuation of residential property next to a grocery store land use, and truck traffic.

Commissioner Comments/Questions: Commissioner Brozek stated that he wanted to see changes to the south façade with more schemes to choose from. Possibly install "show windows" like Walgreens along Oak Park Avenue. Commissioner Beckwith asked that the look at the dock area impacts and possibly lower the wall next to the residents with the addition of a peek roof. Commissioner Bridge was concerned about Euclid Avenue changes as it relates to the neighbors. Commissioner Clark was concerned about parking for customers on the surface lot and asked that they review their demand. He also suggested a fence design along Madison Street like that at Walgreens. Commissioner Gallagher suggested separating the mansards at the roof line. Commissioner Hale suggested a staff review of lost parking spaces for the neighbors, a review of the parking demands for Pete's, the applicant should increase the sustainability rating past one green globe – review potentials for an increase, he was concerned about the right-in/right-out drive way along Madison Street as it may be confusing for the customers, indicate a possible roof improvement for condo views, and ensure good execution of cul-de-sac improvements. Commission May stated that the corner of Oak Park Avenue and Madison Street should be more prominent with public art, the brick fencing should wrap around to Oak Park Avenue, shift parking lot further north to allow for more landscaping along Madison Street and improve landscaping along the cul-de-sac and street rights-of-way. Chair Sims asked that the façade be broken up and adhere to Wight and Co.'s suggestions. She agreed that the landscaping at the corner of Oak Park Avenue and Madison Street be substantial.

Chair Sims asked for a motion to continue the hearing to January 21, 2021.

A Motion was made by Commissioner Foster for a continuation of the hearing to January 21, 2021 at 7:00PM via Zoom. Seconded by Commissioner Brozek. Roll Call Vote as follows: Commissioners; Foster- yes, Brozek–yes, Gallagher–yes, Hale-yes, Bridge–yes, Clark–yes, May-yes, Commissioner Beckwith–yes, and Chair Sims - yes.

The motion passed 9-0

Adjournment

The meeting was adjourned at 11:48 p.m. Motion by Commissioner Foster, Seconded by Commissioner Brozek. Roll Call Vote as follows: Commissioners; Foster–yes, Brozek- yes, Gallagher-yes, Bridge–yes, Clark–yes, May–yes, Hale-yes, Commissioner Beckwith–yes and Chair Sims – yes.

Prepared by: Craig Failor, Village Planner / Staff Liaison