

MINUTES
OAK PARK PLAN COMMISSION
OAK PARK VILLAGE HALL – COUNCIL CHAMBERS
MAY 20, 2010

PRESENT: Chairperson Linda Bolte; Commissioners Gary Belenke, Vic Guarino (7:25), Gail Moran, Vice-Chair Michael Quinn, Susan Roberts, Steve Rouse and Steve Ruszczyk

EXCUSED: Commissioners Deborah Fausch

GUESTS: Village Trustee Ray Johnson and CIC Liaison, Mr. Jim Kelly

ALSO

PRESENT: Craig Failor, Village Planner, Attorney Dick Martens

CALL TO

ORDER: The meeting was called to order at 7:05 and the roll called.

APPROVAL

- OF MINUTES:**
- 1) **January 14, 2010** - The minutes of January 14, 2010 were deferred until the next meeting.
 - 2) **February 18, 2010** – A motion was made to approve the minutes (per approved corrections) by Commissioner Roberts and seconded by Commissioner Rouse. So moved.
 - 3) **March 18, 2010** – A motion was made by Vice-Chairman Quinn to approve the minutes of March 18, 2010 and seconded by Commissioner Ruszczyk. All in Favor: Aye, Opposed: Nay, So moved.

PUBLIC HEARING(S) None

OTHER BUSINESS:

Ms. Tammy Grossman, Housing Manager for the Village of Oak Park reported to the Plan Commission that on January 19, 2010; the Village Board adopted the resolution pertaining to the Metropolitan Mayors Caucus - Northeastern Illinois Housing Endorsement Criteria.

On July 20, 2009, the Village approved an intergovernmental agreement with the near west suburban communities of Bellwood, Berwyn, Broadview, Forest Park and Maywood creating an advisory committee to supervise the work and inter-jurisdictional coordinator who will ensure that the communities receiving the Neighborhood

Stabilization Program (NSP) funding to deal with foreclosures are administering the program consistently and effectively and to identify housing strategies that can be used across boundaries. The Steering Committee of the Member Communities has adopted the Housing Endorsement Criteria to guide NSP decision-making and has requested that each member community adopt the Criteria to use as a guide to housing development in their respective communities.

Presentation by Conservation Design Forum

A power point presentation entitled, "Urban Sustainability; Integration of Green Infrastructure Solutions for Community Prosperity was presented by Mr. David Yocco, RLA, AICP and Ann Tranter (CDF)

Ms. Tranter and Mr. Yocco provided information on sustainability standards. The focus has also been on urban solutions and Green infrastructure. The above speaker(s) presented their presentation displaying the notion of integration of multiple benefit strategies, being key to long-term community health and prosperity. The first guiding principle revealed; their best application of sustainable strategies began with identifying and articulating these attributes, and adapting solutions accordingly..... Mr. Yocco discussed the following issues:

- Water As a Resource
- Conventional Storm water Management
- Green Infrastructure Strategies
- Pavement Systems

Mr. Yocco ended his presentation and opened the discussion for questions from the Commission.

Discussion ensued regarding the cost, durability and application of the paver product. It was mentioned by Mr. Yocco, that it would be less than 20% more cost effective and that the price of unit pavers has been coming down. With the machine laid applications; costs are \$5 or \$6 dollars a square foot. He also mentioned that it's very durable and stated that all of the stress cracks and fractures are built into the pavement. It's very resilient, because it has a little bit of give to it he stated. It has control joints to minimize cracking.

Questions in relation to the application for an Eisenhower-type or higher vehicular volume street relative to practically were asked by the commission. Mr. Yocco replied that these systems are not recommended for higher speed applications. Mr. Yocco also stated that there are some public street projects in Milwaukee, the Morton Arboretum parking lot and the City of Chicago where porous pavers have been installed. He stated that the main reason is that it's cost effective and they don't need a major repair - not concrete. Mr. Yocco stated that it's also developed to control storm water runoff and that installation is different in different environments.

The commission was interested in this application in other city alley programs. Yocco replied there are some applications in Chicago; maybe 5,000 sq. ft at 300 ft. long, for \$25,000. (For 20-30,000 dollars, you can do a block, not including removal of current material).

Question regarding rain gardens were asked relative to soil and design. Mr. Yocco responded by stating that it receives rain water off of surfaces..... It's porous or gravel, sand, or soil and veneer of organic material on surface to get plants established – rain gardens are very dry because they are very porous.

Mr. Yocco continues to discuss:

- Street/Sidewalk Design and Dimension
- Iowa's Green Streets Pilot Project.
- Street Lighting
- Public Enjoyment and Recreation

It was stated by one commissioner that there is a huge percentage of area made up of lawns, so how do you convince people that there would be benefits to having stone front lawns Mr. Yocco replied, people don't want to be the odd one on the block. The key is to show and talk about the benefits of alternatives. We have a range of planting solutions.

At this time, the presentation has concluded and Chair Bolte thanked Mr. Yocco and Ms. Tranter for being here this evening.

INTRODUCTION OF RULES OF PROCEDURE REVIEW

The Commission began discussion regarding their Rules of Procedure.

Commissioner Belenke: How do we better provide the public as to how they fit in? How could we best explain to them, can we give them something to help them?

Chair Bolte suggested a checklist. It has all of the standards and various objectives of the plans that we use to evaluate plan development projects. In addition, Mr. Failor has put together a sheet of special uses. Also, we will provide a one-page summary that says here are the things that plan development has to provide. Staff will also include an attachment to their report. The public will know exactly what's required and submitted. The checklist is what the Plan Commission will use to evaluate. It will help to explain to the public what's in the realm of discussion.

Mr. Failor reported that he will incorporate a section regarding Village involvement for those projects where the village is a co-applicant.

The Commission felt that no application should be sent to the Commission without proper and complete documentation. “We have to have all the requirements, unless we have all the elements that go along with it.”

Commissioner Moran felt that if these changes are adopted, we should move the staff report out to the front of the meeting and get the information out.

A discussion ensued in regards to completed applications. Attorney Martens read a passage from the Rules of Procedure regarding staff. There was much discussion under:

- Article I, (Section 3.3)
- Article IV (Order of Business)
- Article V (Continuances) – Comm. Roberts felt that the sentence doesn’t make sense. Comm. Rouse felt that the term “many” should be replaced by “any”

It should read..... Many interested persons may be considerably inconvenienced if continuances are freely granted.....

Take out in the event and replace it with “if”

Comm. Rouse referred to Sect. 6.2 – should have proof –shall be furnished by registered mail – charge the applicant

Article X – Page 9 (Record of Proceedings)

Mr. Failor asked if a court reporter was necessary. Attorney Martens reported no, but useful to have. Mr. Failor felt that to require someone to bring a court reporter is going to be very expensive. Do we want to require the applicant to do it or make a strong exception? Attorney Martens stated yes **require them to have a court reporter in attendance**, but not transcripts. In all hearings other than Planned Developments, the applicant shall pay for the transcription of the tape.

At this time, a motion was made and seconded by Commissioner Rouse to approve the Rules of Procedure. Vice-Chair Quinn seconded the motion. All in Favor: Aye Motion approved.

OTHER BUSINESS CONTINUED

A discussion began concerning the Comcast building and its plan to become supportive housing units. Mr. Failor reported that he met with the Madison Street Coalition. The Interfaith Housing group wants to go out and talk to the public. A tour was given to some people of their projects in the city. He noted that Catholic Charities and the Oak Park Housing Authority are currently working with the organization.

**Approved
September 16, 2010**

Chair Bolte asked about the Madison/Highland project. Mr. Failor reported that the park district hasn't decided whether or not they would move into the development.

Mr. Failor announced to the Commission the start of the Mid-Week Market every Wednesday, beginning June 16th until mid-September in the Colt parking lot, 4pmp-9pm.

ADJOURNMENT

With no further discussion, a motion was made by Commissioner Rouse and seconded by Commissioner Belenke to adjourn. So moved. The meeting adjourned at 9:10pm.

Respectfully submitted,

Andrea F. Mance
Recording Secretary