

**MINUTES**  
MEETING OF THE OAK PARK PLAN COMMISSION  
REMOTE PARTICIPATION  
October 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; Paul May, Jeff Clark, Larry Brozek, Nick Bridge, Jeff Foster, Paul Beckwith and Jon Hale

**EXCUSED:** Commissioner Tom Gallagher

**ALSO PRESENT:** Craig Failor, Village Planner, Greg Smith, Plan Commission Attorney, Noel Weidner, HPC Chair, Rich Van Zeyl, Consultant

**Roll Call** - Roll was called at 7:03pm. A quorum was present.

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

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

**Non-Agenda Public Participation** – None

**Approval of Minutes** – September 2, 2021: Motion by Commissioner Foster, Seconded by Commissioner Hale. Roll Call Vote as follows: Commissioners; Foster- yes, Hale-yes, Beckwith–yes, Brozek-yes, Clark–yes, May-yes, Bridge-yes and Chair Sims – yes.

**New Business / Public Hearings & Findings of Fact:**

**PC 21-08: Zoning Ordinance text amendment – Accessory Dwelling Units**

Article 2 (Definitions & Rules of Measurement) by adding a definition of an “accessory dwelling unit,” Article 9 (“Site Development Standards”), Subsection 9.3 A (3) by exempting attic, basement and attached accessory dwelling units from accessory structure setback regulations, and adding a new Subsection 9.3B (“Accessory Dwelling Units”) to allow attic and basement conversions with separate entrances and attached accessory dwelling units with separate entrances.

This agenda item was continued from the September 2, 2021 meeting. Staff provided the commission with an updated draft ordinance and findings of fact report based on direction from the September meeting.

The commission discussed the proposed changes as directed and discussed the responses provided by the Township Assessor’s office regarding tax assessments of single-family properties with accessory dwelling units. Partially based on the Assessor’s response, a request was made to remove the Accessory Dwelling

unit attic and basement conversion options from the draft ordinance. A reason for this request was the Assessor indicated that an attic and basement conversion would cause a reclassification from single-family to two-family, thereby lowering the tax assessment rate. It was also mentioned that these conversions would place a larger demand on village services with no benefit to the village.

An additional request was made to require a parking review for any proposed Accessory Dwelling unit. This request was removed after further consideration.

A motion was made by Commissioner Clark, Seconded by Commissioner Beckwith to recommend approval of the Zoning Ordinance text amendment without the attic and basement conversion option. Roll Call Vote as follows: Commissioners; Clark–yes, Beckwith–no, Foster- no, Hale-yes, Brozek-yes, May-yes, Bridge-yes and Chair Sims – no. The motion passed with a 5-3 vote.

A motion was made by Commissioner Clark, Seconded by Commissioner Brozek to approve the Findings of Fact report as amended without the attic and basement conversion option. Roll Call Vote as follows: Commissioners; Clark–yes, Brozek-yes, Foster- no, Hale-yes, Beckwith–yes, May-yes, Bridge-yes and Chair Sims – yes. The motion passed with a 7-1 vote.

**PC 21-06: 7 Van Buren Planned Development:** The petitioner, Oak Park Residence Corporation, requests approval of a planned development application for a six (6) story 45-unit multiple family building in the in the R-7 Multi-Family Residential Zoning District. The Petitioner seeks the following allowances from the Oak Park Zoning Ordinance associated with the Planned Development application, found in Article 4 – Table 4-1 Residential Districts Dimensional Standards: a decrease in minimum lot area from 35,100 sq. ft. to 11,085 sq. ft.; an increase in height from 45 feet to 71.85 feet; an increase in maximum building coverage from 70% to 85.17%; a decrease in minimum interior side setback from 9.05 ft. to 8.3 ft.; a decrease in minimum rear setback from 24.5 feet to 1.5 feet; a decrease in automobile parking from 34 spaces to 17 spaces; a decrease in loading area from one space to zero spaces.

The applicant, David Pope - President and CEO of the Oak Park Residence Corporation, provided an overview of the project and introduced the project team members. Attorney for the applicant, Rolando Acosta, reviewed the allowances and provides some clarification. Mr. Pope continued with an overview of the Oak Park Residence Corporation background and proceeded to discuss the subject site. Mr. Pope discussed the affordable units indicating an increase from 3 existing unit to 9 units in the proposed development. He continued to present development issues for the village and focused on height, geography, affordability, sustainability, accessibility and beauty. Mr. Pope followed that with a presentation on the massing diagram of the building and the progression from ground up. He continued with a brief statement regarding financial impacts.

Mr. Denny Burke with Tom Bassett Dilley Architects discussed the energy efficiency of the proposed building.

Mr. Michael Worthmann with KLOA a traffic engineering firm, presented information on the parking and traffic aspects of the development. He indicated the site was a Transportation Oriented Development (TOD) project because it is near public transit and walkable to amenities. He also stated that this site is rated 9.5 out of 10 on the transit score. Mr. Worthmann discussed their support for a reduction in parking for this project. Due to the TOD nature of the site and area, a reduction in parking was appropriate.

Mr. Pope reviewed the public benefits for this project and provided quotes from the Planning Together district plan for the Harrison Street area. He continued to discuss the reasons the abutting historic building had blank walls along the property line, which was due to the anticipation of another residential building butting up against it.

Village Planner Failor provided an overview of the staff's report for consideration. Mr. Noel Weidner, Chair of the Historic Preservation Commission provided an overview of their evaluation of the project as it impacts local landmarks within 250 feet of the subject site. Mr. Rich Van Zeyl with Wight & Co. architect and consultant to the Village, provided a overview of their architectural assessment of the proposed building. Both reviews supported the project, but with some suggestions for change or additional information.

Chair Sims asked for initial questions by the commissioners and direction to the applicant for the next meeting. The questions/direction included inquiries regarding ceiling heights, relocation of solar panels, underground parking options, redesign of first floor and second floor space, concurrence with no on-street parking requests, more details and elevations for better understanding of project, stepping back of top floor and solar panels, redesign with scaled down massing and further exploration of air tightness of the building and air purification.

**Van Buren Street Vacation (partial):** The petitioner for 7 Van Buren is also requesting to vacate a portion of the Van Buren Street right-of-way abutting the subject property a length of 122.52 feet by 15 feet wide. There was no discussion of this item.

A motion was made to continue this hearing to November 7, 2021 [at 7:00p.m.]. Motion by Commissioner Brozek, Seconded by Commissioner Hale. Roll Call Vote as follows: Commissioners; Brozek-yes, Hale-yes, Foster- yes, Clark-yes, May-yes, Bridge-yes and Chair Sims – yes. Commissioner Beckwith left the meeting at 10:09p.m. before the vote.

**Adjournment:** The meeting was adjourned at 10:23p.m. Motion by Commissioner Foster, Seconded by Commissioner Brozek. Roll Call Vote as follows: Commissioners; Foster- yes, Brozek-yes, Clark-yes, May-yes, and Hale-yes. Commissioner Beckwith left the meeting at 10:09p.m. Chair Sims left the meeting at 10:22p.m.

Prepared by: Craig Failor, Village Planner / Staff Liaison