Planning & Development Committee Meeting  
Minutes of April 13, 2015
Immediately following Administrative & Public Works Meeting  
Council Chambers - Lorraine H. Morton Civic Center


MEMBERS ABSENT: M. Wynne

STAFF PRESENT: M. Masoncup, M. Muenzer, B. Newman

PRESIDING OFFICIAL: Ald. Fiske

I. DECLARATION OF QUORUM  
A quorum being present, Chair Fiske called the meeting to order at 7:20 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF MARCH 23, 2015  
Ald. Grover moved to approve the minutes of the March 23, 2015 meeting, seconded by Ald. Tendam.

The Committee voted unanimously 6-0 to approve the March 23, 2015 minutes.

III. ITEMS FOR CONSIDERATION  
(P1) Ordinance 43-O-15 Planned Development, 1620 Central Street  
The Plan Commission and staff recommend adoption of Ordinance 43-O-15 for Special Use approval of a Planned Development at 1620 Central Street. The four-story (45-foot high) multiple-family residential building includes 47 dwelling units and 54 parking spaces on site.

For Introduction


Chair Fiske called the developer to the podium.

John Myefski of Myefski Architects, explained:
- The building is 4 stories and fits within the mass of the existing building
- The developer had 24 community meetings before meeting with the Plan Commission
- 12-13 major changes were made in consideration of the community, such as:
  - Additional landscaping
  - Increased setbacks
  - Preservation of an elm tree on the southeast corner of the site
  - Large garden in the rear
  - Garden areas on front sides
  - 15’ easement with 10’ concrete paved drive to the single family homes
• Public benefits include:
  o Working on burying overhead utilities
  o 1 DIVY bike per unit for 3 years
  o Replacing the townhouse-owned fence on the west property line
  o 2 car shares along Central Street
  o Some free Metra passes
  o 2 free electric car charging stations in the garage
  o 5,500 sq. ft. green roof
• Planned Development necessary because project is 31,994 sq. ft.
• F.A.R is approximately 1.93 where 1.99 is allowed
• Parking is below grade
• Providing 54 parking spaces; 72 are required
• Providing 32 bike spaces; 31 are required
• Unit sizes: (11) 1-bedrooms; (28) 2-bedrooms; (8) 3-bedrooms
• Front mass has alternating depths with the 4th (top floor) set back
• Materials: metal panel, brick and masonry

Ald. Tendam said the process has been admirable and he looks forward to it being built.

Ald. Grove thanked the developer, said it is a good looking building and complimented them on the process. She said it has been a lesson in how to do it right, how to engage the community and allowing the building to accommodate the neighbors’ concerns. She thanked them for their patience and thanked City staff as well. She said most of the residents’ requests have been achieved.

Chair Fiske apologized for neglecting to call Carl Bova to the podium before the developer:

Carl Bova of 1322 Rosalie said he lives 1,059’ from the property, and said the existing parking requirements of the City exceed what is needed and asked that City staff update the requirements. Mr. Bova said that at this location, statistics have shown that between 2006 and 2014, Metra and CTA use has been down. He said the 1700 Central building now has full parking facilities and people are trying to park in the neighborhood since Ryan Field does not allow overnight parking, and this project is poised to create the same problem. He believes a minimum of 1.25 parking stalls per unit should be required as the number of 2 and 3 bedroom units will attract residents with more than 1 car. He suggested that they will probably need 65 parking spots. Mr. Bova said that 30% of jobs are accessible to transit, with 70% not accessible. He encouraged the Committee to consider his request to require more parking.

The Committee voted unanimously 6-0 to introduce Ordinance 43-O-15.

IV. ITEMS FOR DISCUSSION
There were no items for discussion.

V. COMMUNICATIONS
There were no communications.
VI. ADJOURNMENT

Ald. Grover moved to adjourn, seconded by Ald. Tendam.

The Committee voted unanimously 6-0 to adjourn.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Bobbie Newman