

Planning and Zoning Committee
January 27, 2021

Present: James John, Trustee (Chairperson)
Heidi Rudolph, Trustee
Alice Gallagher, Village President
Martin Scott, Director of Community Development
Felix Lampariello (514 Hillgrove Avenue)

Call to Order: Chairperson James John called the meeting to order at 6:30 pm.

514 Hillgrove Avenue:

Felix Lampariello from KLM Development and his Project Manager were present to discuss a conditional use permit and TIF incentive for the proposed 8 unit condo building located at 414 Hillgrove Avenue.

Marty Scott mentioned that Felix Lampariello is present so the design of elevation and 2 architectural building designs can be discussed. The Architecture needed some updates. Feedback was given to Mr. Lampariello on image/design details for downtown Western Springs and good guidance based on traditional turn of last century design and things that relate to the community. Based on this, Mr. Lampariello is back today with good designs and details of the incentive request. This is the second one to come through and Village staff is reviewing.

Marty Scott stated that the initial response was that it seems reasonable and in line with what was approved for Foxford Station. As far as the purpose of each request, the Building interior has not changed at all. It will be (8) luxury condo units, commercial space on the ground level with indoor parking. There will be access through the rear of the lot where there was already an easement in place. The details were provided by Mr. Lampariello.

Mr. Lampariello stated that he has had numerous meetings with neighbors and owners of the townhomes located behind the property. This is in an effort to build a good relationship, so that everyone has a good understanding of what is going to happen with access in and out of the property.

Trustee John asked with regard to the design, is there one that Mr. Lampariello is leaning more towards. Mr. Lampariello responded that the design with the dormer gives the building a better look and provides better interior space. The interior has a window seat, which is more aesthetically pleasing on the outside and inside creates a positive for the unit owner or potential buyer.

Trustee John asked if both designs are the same width. Mr. Lampariello responded that both designs are the exact same widths. Trustee John agreed that the option with the dormer looks nicer.

Trustee John asked if there is a roof top component to the project. Mr. Lampariello responded that there is no rooftop.

Trustee John confirmed that both designs look good. There are no concerns about KLM Development. The company appears to be very reputable and has done a number of projects in Western Springs and surrounding suburbs.

President Gallagher asked Director Scott about lot coverage. Director Scott confirmed the property is zoned C-1 or 90%. A discussion ensued about lot coverage for Businesses versus that of single-family homes.

President Gallagher asked if there are plans to accommodate the displaced greenspace. Director Scott responded that the new Village Engineer is currently reviewing the plans. This is a lot under 1 acre, which based on the code will need to follow best practice management. A discussion about past projects such as Music Makers and what was required from Engineering took place.

KLM Development's Engineer will work closely with the Village Engineer on any issues.

Trustee John asked exactly where are the overhead lines. Mr. Lampariello explained that the lines are on the south side of Hillgrove Avenue. They are on an angle and from the east and run parallel to 514 Hillgrove Avenue. It would make it nearly impossible to construct the building without somehow replacing them. Trustee John clarified is it the south side of the building or the south side of the road. It is confirmed that it is the south side of the building.

Director Scott added that it would be a good thing to get the lines buried whenever you can, like Foxford Station did. In this case there are conversations to be had with Public Works and what effect it would have on 1 or 2 parking spaces.

Trustee John asked would this just be removing the lines from the area or from the whole block. Mr. Lampariello stated that he had a conversation with Com Ed and Comcast and the most reasonable approach would be take one of the parking spaces across from the south side and place 1 single pole that would run parallel with the train tracks, basically going all the way to the east. There would be another pole set up in the parkway and they would come across to the north. This would be a nice clean line and the most reasonable cost approach.

President Gallagher asked if these are all overhead lines. Mr. Lampariello confirmed yes they are. President Gallagher stated that her preference would be to bury the lines, if possible. She asked what would the cost difference be. Trustee John confirmed it is \$100,000. Mr. Lampariello agreed and also mentioned that he does not know if there is an option with Comcast. There may be some easement issues to bury the line. He will set up a meeting with Comcast to determine the best approach.

President Gallagher commented that parking in downtown Western Springs is at such a premium. Maybe not in this exact location, but it is somewhat concerning to give up a parking spot for an electrical pole.

Director Scott added the he has walked the property with Director Matt Supert and there is one scenario where it can be a net situation. One loss and one gain, on the south side of the train tracks. However, the railroads ROW is so expansive that it might be tight to go through parking or a grass area. This option will be explored with the Village Engineer.

Trustee John said that he likes the project and some good issues were brought up today. He does not see any real road blocks from the project moving to the next steps. Trustee Rudolph is pleased to see the project moving along. Trustee John added this could generate good revenue.

Mr. Lampariello invited all to stop by in the next few weeks to see his completed similar development located at 105 Cottage Hill in Elmhurst. It is 23 condos. Director Scott concluded that the project is very nicely done with nice finishes. Sales are doing well.

Trustee Rudolph asked what are the next steps for this project. Director Scott answered that the Village staff will begin working on utilities and storm water (with the new details for Mr. Lampariello). Next step would be to go to the Planning Commission and Public Hearing. Mr. Lampariello is ready to go.

Mr. Lampariello's final comment was that he is doing his best to move forward. This project will add great value to the community.

President Gallagher liked the project and prefers Option A with the dormer. Trustee Rudolph commented that she likes both options. Mr. Lampariello stated that Option A is more expensive, but it provides the interior window seats which add value. Trustee Rudolph agreed that option looks good.

Director Scott closed the topic. Mr. Lampariello will get ready for Planning Commission and the Village staff will continue their review.

Possible Building Code Amendments and General Penalty Amendments:

Director Scott talked about the memo that shows Building Code changes. The Building Inspector would like to move forward with this changes. The Building Department brought forward the changes. The Committee reviewed the Building Code changes. These changes would then go to the Board at the same time would go to a State website (like a clearinghouse for homebuilder association) and it then becomes published.

Code changes are as follows:

Definition of a Sleeping Room: This is being added so that it is clearly defined in the Code. This has come up as a result of homeowners doing remodeling in basements so that it is designed where there is a window well (usually pre 1980). There needs to be a clear path to the interior stairway, so you do not have to pass through another room.

Trustee Rudolph asked what has changed. Director Scott stated that this is entirely new. National Code does not have this in it. Some communities do not have this. We would be remiss to not add it.

A number of these changes are things that other communities have because everyone adopts International Code and tweaks it for their own liking. Towns adopt different versions which could be frustrating for a builder working in different towns.

Replacement Windows: This happens on older homes where windows age and when looking to replace them, the Code states it needs to be replaced properly so that it can be an escape window. This is not always practical on older homes with smaller decorative windows. This change allows that you can replace "as-is". On a newer home, you would not be able put in a new smaller window unless it was fixed. This is all about life safety.

Other Items:

- There was clarification on Footings and Foundation Walls.
- UL Listings discussed on certain types of ducts.
- Plumbing Code (IL State Code) discussed.

Citations:

Need to add language to the Code for citations relating to:

- Hooking into fire hydrant water line. There should be a fee for this. This has been happening more and more this year. Public Works will keep an eye out for anything out of the ordinary.
- Dumping of mulch, stone, pavers etc. in the street.

Better monitoring of Parkway trees will occur. We are tightening up the Code to protect Village assets.

Director Scott stated that most of these citations are judgement calls similar to what occurs in the Police Department. Also, more feedback and research will need to be done on the Court process. These citations can get lost in Cook County Court when it comes to property related issues and most times the County takes a portion of the fee.

17 W. Ogden Avenue:

Trustee John called the next item, which is changing the Zoning on 17 W. Ogden Avenue from Auto Repair to Multi Unit location. This makes the most sense for the property.

Trustee John asked who owns the greenspace behind the property. Director Scott responded that this is all part of one piece of property.

President Gallagher asked Director Scott if they looked into this being the best use of the property to generate revenue to the Village as opposed to a Commercial Development.

Director Scott responded that this was looked at from a "Land Use" first. The owners began discussing the sale of the property and in the summer of 2019 proposals started coming in for Dunkin Donuts.

The property is better suited for something like duplexes that would blend in more with the neighborhood. The site is too small for a Dunkin Donuts.

Trustee John asked what is the next step. Director Scott responded that TESKA is looking into what could be built on the site and what the market could support.

At some point in the future, this will be brought back to Planning and Zoning Commission.

DCO Amendments:

Director Scott gave an update that Mike Jurusik has the Code and is working on the ordinance.

Approval of Minutes: June 16, 2020 and September 29, 2020:

The minutes of the June 16, 2020 meeting were approved by unanimous vote.

The minutes of the September 29, 2020 meeting were approved by unanimous vote.

Public Comment: There is no public comment.

Other Business: President Gallagher gave an update a 5G Meeting that she attended today.

Adjournment: The meeting was adjourned at 7:41 p.m. by unanimous vote.

Submitted by N. Grossi