

CITY OF GLENDALE — PLAN COMMISSION
December 7, 2021

Regular meeting of the City of Glendale Plan Commission convened in the Glendale City Hall Council Chambers, 5909 North Milwaukee River Parkway, and via Zoom.

The meeting was called to order by Mayor Kennedy at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioner Atwood, Karn Cronwell, Fred Cohn, Phillip Bailey, Rachel Rieck, and Amanda Seligman. Absent: Commissioner Shauntay Nelson.

Other Officials Present: Rachel Safstrom, City Administrator; Todd M. Stuebe, Director of Community Development; Nicole Maurer, Deputy Clerk/Treasurer.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, December 2, 2021, of the date and time of this meeting, the agenda was posted to the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff, and all those present pledged allegiance to the flag of the United States of America.

MATTERS TO BE CONSIDERED.

Adoption of Minutes of the November 2, 2021, Plan Commission Meeting.

Motion was made by Commissioner Seligman, seconded by Commissioner Cronwell, to adopt minutes from the November 2, 2021, Plan Commission meeting. Motion carried unanimously.

Common Council Referral to Plan Commission, Petition to Rezone 1616 West Bender Road (Tax Parcel 161-9974-000) from S-1 Special (Institutional) District to PD-Planned Unit Development District-Multi-Family Residential. Applicant to present Informational Statement and General Development Plan, Plan Commission to review and schedule Public Hearing for 6:00 p.m., Tuesday, January 4, 2022.

River Park Apartments, LLC (Greg Devorkin) has acquired the vacant 1616 West Bender Road property, former home to several nursing home businesses dating back to the mid-1960s. Devo Properties, LLC (also Greg Devorkin) has petitioned the City of Glendale to rezone the property from S-1 Special (Institutional) District to PD-Planned United Development District-Multi-Family Residential for the purpose of transforming the property to a multi-family residential setting. The existing building will remain but will be converted into apartment living units with the exterior repaired and enhanced, repair to the parking lot, and revitalizing the landscape beautification. In the submittal materials the project is generally presented to include 50 to 55 apartment living units and there is discussion of adding garages. The apartments will include studios, one-bedroom (about 875 square-feet), and two-bedroom (about 1,100 square-feet). The submittal states that there are 103 parking spaces (about two parking spaces per unit with 50 apartments), however, qualifies that figure with the addition of the future garages.

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Property and building size data is included with the cover transmittal. The anticipated total investment is stated to be greater than \$5,000,000. Construction will start in Spring 2022 with occupancy to commence in mid-2023.

Director Stuebe stated that Devo Properties is represented by Mr. Greg Devorkin. Director Stuebe noted the Plan Commission will make inquiries and comments and schedule a public hearing for January 4, 2022.

Mr. Devorkin was present via Zoom. Mr. Devorkin presented the proposed project to rezone the 1616 West Bender Road property and convert the existing building into 50 to 55 apartment units. A rendering of the proposed project was presented. The project would also include landscape beautification, parking lot repairs, and exterior repairs and enhancements. If acceptable to the City, parking garages would also be added.

Mayor Kennedy asked how close the presented plans are to what they will look like, as what the Commission approves and what goes to the public hearing must be pretty close. Mr. Devorkin stated the plans are accurate.

Commissioners Cronwell, Seligman, and Atwood discussed the proposed landscaping with Mr. Devorkin.

Commissioner Cronwell questioned if the market is comparable with regards to the proposed detached garage. Mr. Devorkin noted there is currently a significant demand for units with detached garages. Commissioner Seligman questioned whether additional paving would be required for the proposed parking garage. Mr. Devorkin stated the proposed garage would go on an already paved area; they are not proposing any additional paving.

Commissioner Cohn asked Mr. Devorkin if they considered gating/fencing off the entire parking garage area. Mayor Kennedy stated that security may be a concern and noted that fencing may be something to consider. Mr. Devorkin stated he believes fencing is a good idea.

Commissioner Cohn inquired about the project timeline if approved. Mr. Devorkin stated they would aim for completion in early 2023.

Motion was made by Commissioner Cohn, seconded by Commissioner Atwood, to schedule a public hearing for 6:00 p.m. on Tuesday, January 4, 2022. Motion carried unanimously.

Following the motion, Commissioner Cronwell requested to have mockups presented at the public hearing to display project specifics and ensure plans are finalized with details.

Plan Commission Use and Occupancy Review, Great Oaks Behavioral Health, 305 West Silver Spring Drive. Review and approve proposed medical clinic specializing in mental health use and occupancy.

Great Oaks Behavioral Health seeks Plan Commission grant of use and occupancy approval to have a medical clinic that specializes in mental health at 305 West Silver Spring Drive. The transmittal correspondence included with the submittal materials describes the services that Great Oaks Behavioral Health will provide.

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Director Stuebe stated the applicants are looking to acquire the 305 West Silver Spring Drive property and noted that staff recommends the Plan Commission grant use and occupancy approval for Great Lakes Behavioral Health to use and occupy 305 West Silver Spring Drive to provide professional mental health services as described in the submittal materials.

Dr. Van Valkenburgh was present via Zoom. Dr. Van Valkenburgh stated she is proposing a small, strictly outpatient behavioral health clinic. Medication management services will be provided as well as group and individual therapy. Dr. Van Valkenburgh stated she is proposing to have three therapists.

Mayor Kennedy questioned if the building requires significant renovations. Dr. Van Valkenburgh stated the building is already set up to her needs and only furniture needs to be replaced.

Motion was made by Commissioner Bailey, seconded by Commissioner Cohn, to grant use and occupancy approval for Great Oaks Behavioral Health to use and occupy 305 West Silver Spring Drive to provide professional mental health services as described in the submittal materials. Motion carried unanimously.

Next Plan Commission Meeting 6:00 p.m., Tuesday, January 4, 2022.

ADJOURNMENT.

There being no further business, motion was made by Commissioner Cohn, seconded by Commissioner Seligman, to adjourn the meeting. Motion carried and adjournment of the Plan Commission was ordered at 6:38 p.m., until Tuesday, January 4, 2022, at 6:00 p.m.

Nicole Maurer, Deputy Clerk/Treasurer

Recorded: December 7, 2021.