

MINUTES  
MEETING OF THE OAK PARK PLAN COMMISSION  
VILLAGE HALL- COUNCIL CHAMBER  
March 5, 2015  
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Mark Benson, Jeremy Burton, Garret Eakin, Mark Gartland

EXCUSED: Commissioners Douglas Gilbert, JoBeth Halpin, Greg Marsey, and Steven Rouse

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Plan Commission Attorney

**Roll Call**

Chair Mann called the meeting to order at 7:04 p.m. and roll was called. A quorum was present.

**Non-Agenda Public Comment**

None.

**Approval of Minutes**

Commissioner Eakin moved to approve the minutes as submitted from February 5, 2015. Commissioner Benson seconded. A voice vote was taken and the minutes were approved unanimously.

**Public Hearing(s)**

**PC 15-01: Zoning Ordinance Text Amendment; Governmental Uses, Buildings and Activities;** The Applicant seeks approval of an amendment to the Village of Oak Park Zoning Ordinance to Amending Article 4 (“Use Regulations”), Section 4.2 (“Permitted Utility and Governmental Uses”) and Section 4.5 (“Special Uses”), and Article 6 (“General Development Standards”), Section 6.2 (“Off Street Parking and Loading”) of the Village Of Oak Park Zoning Ordinance to Provide that Governmental Activities, Buildings and Uses are Permitted Uses in all Zoning Districts HEARING & FINDINGS OF FACT

Mr. Failor reviewed the staff report. He explained there were two parts to the text amendment – building/use issues and parking. He said the purpose of the amendment was to clean up some areas of the zoning ordinance that have been inconsistent. He said the amendment would allow any activities, buildings or use by a government entity to be a permitted use with a caveat that the property or building for the use or activity has to have been owned by the government for at least 36 consecutive months. Otherwise the governmental agency would have to go through a special use application process. He said the changes going forward would make a clearer statement for the zoning officer and the public to understand.

Mr. Failor said under the off-street parking and loading section amendment would allow two adjacent properties to be used for parking if the two properties are within 250 feet and owned by the same governmental agency. He said the amendment would allow flexibility for those agencies.

Commissioner Burton clarified with staff that the amendment would allow for any governmental agency rather than the same governmental agency. Staff agreed. Commissioner Burton asked about government property that had been purchased within the last 36 months. Mr. Failor said he believed the Park District purchased a parcel at Garfield and Ridgeland that would not be eligible as it hadn’t been purchased within 36 months. Commissioner Burton clarified that the parking amendment would follow the 36-month requirement as well. Staff agreed.

Commissioner Gartland asked which land would be used for parking for 260 Madison Street. Mr. Failor said it would be the Julian Middle School parking lot. Chair Mann clarified that Julian has excess parking. Mr. Failor agreed. Commissioner Gartland said based on the amendment, the Village could build whatever they'd like on the green space next to Village Hall without a public hearing. Attorney Karaca clarified it would have to meet zoning code requirements like setbacks, etc.

Attorney Karaca said the Board had asked for the process to be expedited so he wrote draft Findings of Facts and it was missing the 4.2(b) language of the staff report so that would be added if approved.

Chair Mann asked about the zoning ordinance rewrite that was going forward later this year, if situations such as this would be addressed specifically in the rewrite. Mr. Failor agreed.

Commissioner Gartland clarified that with this amendment, District 97 would not have to go through any public hearing to build their new headquarter building at 260 Madison Street. Mr. Failor agreed. Attorney Karaca said they would not have to apply for a special use. Mr. Failor said if they have to ask for variances it would become a planned development.

Commissioner Burton moved to approve the zoning ordinance text amendment as noted in the staff report. Commissioner Benson seconded. A roll call vote was taken:

Burton - yes  
Benson -yes  
Eakin - yes  
Gartland - no  
Mann - yes

The vote was 4-1. The motion did not pass as there was not a majority of 5 votes necessary. Attorney Karaca explained the hearing would be continued to the next meeting in order to give those who were not present to review the materials and to vote as per the Rules of Procedure for the Plan Commission.

Staff suggested meeting on Monday, March, 9, 2015. The commission agreed. Staff would reach out to absent members to ensure they watch tonight's meeting online prior to the meeting. Chair Mann continued the meeting to Monday with a voice vote.

## **Other Business**

### **Design Review Committee Discussion:**

Attorney Karaca reviewed decisions from the Illinois Attorney General and said there was a good chance the committee may require noticing and follow the open-meetings act requirements because it was a committee composed of members of multiple committees. He said he suggested to staff that it be an informal invitation to applicants, but staff and Chair Mann were looking into getting a formal designation for the committee through the Board. Chair Mann said he was disappointed that they could not make this an informal advisory committee. Mr. Failor suggested in the zoning code redo this could be a step in the planned development process similar to the Architectural Review Committee of the Historic Preservation Commission. Chair Mann said for now, Attorney Karaca's suggestion of offering an informal invitation was fine, but it would be important to include it in the zoning ordinance rewrite.

Commissioner Burton asked if staff reviewed design when it came in. Mr. Failor said they did, but they were not design professionals and a dialogue with developers could save time for the applicants. Chair Mann said in the past, the Village has brought in architectural consultants that were a cost to the Village. Chair Mann suggested as they rewrite the zoning ordinance there was an opportunity to build in some more design advice as well.

Mr. Failor said there were four responses to the RFP that was put out for the zoning ordinance rewrite. He said in the next month or so a small committee would make a recommendation on the consultant with a start date in the early summer. He said the Board has approved the redevelopment agreement for properties at the South and Harlem site and the application would likely come to the Plan Commission in the fall.

**Adjournment**

Commissioner Gartland moved to adjourn. Commissioner Eakin seconded. The meeting adjourned at 8:04 p.m.

Angela Schell,  
Recording Secretary