

Minutes of the Community Design Commission Special Meeting
March 24, 2021 7:00 p.m.
Remote Participation

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>

Community Design Commission Meeting called to order at 7:02 p.m. and roll was called. A quorum was present.

Attendees: Acting Chair: Juan Betancur, Commissioners: Nick Sinadinos, Cynthia Ross, Jonathan Kirk, Cindy Wong, C. Scott Smith, and Julie Kuhn.

Absent: Commissioners Richard Katz and Jason Bergwerff

Also present: Craig Failor, Village Planner and Michael Bruce, Zoning Administrator

Non-Agenda Public Comment: None

Minutes:

February 24, 2021: Commissioner Ross moved to approve the minutes. Commissioner Kirk seconded. A roll call vote was taken and the minutes were approved unanimously as submitted as follows;

Ross- Yes
Kirk - Yes
Sinadinos- Yes
Kuhn - Yes
Smith - Yes
Wong - Yes
Acting Chair Betancur - Yes

Public Hearing(s); Sitting as the Design Review Commission:

CAL. NO: 01-21-DRC: Chicagoland Sign Corp., on behalf of Oak Park Place Apartments

The Applicant is seeking variances from the following sections of the Village of Oak Park Sign Code, to permit the installation of one (1) approximately twenty-six square foot wall sign on the southwest corner elevation of the building where there is no street frontage at the premises commonly known as 479 N. Harlem Avenue, Oak Park, IL.

1. Section 7-7-15 (D) (1) (b), which requires that wall signs for buildings located on corner lots shall only be placed along the front or corner lot line. The proposal features an "Oak Park Place Apartments" sign located on the south elevation of the building visible from Harlem Avenue where there is no street frontage; alternatively.
2. Section 7-7-12 (S), which requires that a directional sign shall not exceed four (4) square feet. The proposal features an "Oak Park Place Apartments" sign that is approximately 26 square feet.

Michael Bruce, Zoning Administrator gave an overview of the application and provided the staff report.

The applicant and apartment manager explained their reasoning for proposing the sign as it was due to earlier recognition and more visibility for the apartment complex at its Harlem Avenue entrance.

The Commissioners asked questions about its material make up, lighting, size, other potential signs and asked about reasons for not enhancing the existing signage. The Commission felt there should be some

type of directional element to the sign. Some felt there was too much sign clutter in the area. There were questions about the sign variance request. Zoning Administrator Bruce explained the reason for the variance requests.

Commissioner Kirk made a motion to approve the variance request. The motion was seconded by Commissioner Ross. A roll call vote was taken as follows;

Kirk - Yes
Ross- Yes
Sinadinos- Yes
Kuhn - Yes
Smith - Yes
Wong - Yes
Acting Chair Betancur - No

The Motion passed 6-1.

Commissioner Kirk made a motion to approve the Resolution as modified. The motion was seconded by Commissioner Ross. A roll call vote was taken as follows;

Kirk - Yes
Ross- Yes
Sinadinos- Yes
Kuhn - Yes
Smith - Yes
Wong - Yes
Acting Chair Betancur - No

The Motion passed 6-1.

Other Business – none

Reports – none.

Adjournment

Commissioner Sinadinos moved to adjourn the meeting. It was seconded by Commissioner Smith. The meeting adjourned by Roll Call at 7:37 p.m. with the following;

Sinadinos- Yes
Smith - Yes
Kuhn - Yes
Kirk - Yes
Ross- Yes
Wong - Yes
Acting Chair Betancur - Yes

Prepared by: Craig Failor, Staff Liaison