

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
REMOTE PARTICIPATION
May 6, 2021
7:00 p.m.

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>

PRESENT: Chair Iris Sims, Commissioners; Lawrence Brozek, Jeff Clark, Jeff Foster, Nick Bridge, Paul Beckwith, Tom Gallagher and Jon Hale

EXCUSED: Paul May

ALSO PRESENT: Craig Failor - Village Planner, Greg Smith – Plan Commission Attorney

Roll Call - Roll was called at 7:01pm. A quorum was present.

Village Planner Failor read into the record a statement regarding remote participation and reviewed the public hearing procedures.

Non-Agenda Public Participation – None

Approval of Minutes – March 4, 2021

Commissioner Gallagher made a motion to approve as submitted, Seconded by Commissioner Foster. Roll Call Vote as follows: Commissioners; Gallagher–yes, Foster- yes, Hale–yes, Beckwith–yes, Bridge–yes, Clark–yes, Brozek–yes and Chair Sims–yes.

Public Hearing - PC 21-04: Zoning Ordinance Text Amendment – The Petitioner is requesting a text amendment to Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Table 8-1 (“Use Matrix”) of the Oak Park Zoning Ordinance, by adding “*Outpatient Behavioral Health*” as a Special Use (“S”) within the “Use” column for the HS – Harrison Street Zoning District. *Companion with PC 21-05.*

Village Planner Failor provided a staff review for both applications.

The applicants, Jeff Bergren and Carey Carlock presented their proposal on both applications by explaining the reasons why they chose Oak Park and Harrison Street and what their operation consists of. They also reviewed the standards for both applications. They indicated that they are contract purchasers of the property and discussed parking and customer frequency.

The Plan Commission asked questions regarding parking, building maintenance, Zoning Ordinance regulations, taxes and future use of the remaining unused space.

Village Planner Failor read into the record several of the emails and letters all of which were supportive of the applications. There was no opposition to either application.

A Motion was made by Commissioner Foster to recommend approval of the Text Amendment. Seconded by Commissioner Gallagher. Roll Call Vote as follows: Commissioners; Foster- yes, Gallagher-yes, Brozek-yes, Hale-yes, Beckwith-yes, Bridge -yes, Clark-yes, and Chair Sims - yes.

The motion passed 8-0

A Motion was made by Commissioner Brozek to approve the Findings of Fact report. Seconded by Commissioner Gallagher. Roll Call Vote as follows: Commissioners; Brozek-yes, Gallagher-yes, Hale-yes, Beckwith-yes, Foster- yes, Bridge -yes, Clark-yes, and Chair Sims - yes.

The motion passed 8-0

Public Hearing - PC 21-05: Special Use - The Petitioner is requesting a Special Use Permit to allow an Outpatient Behavioral Health service within the HS-Harrison Street Zoning District at 213-215 Harrison Street. *Companion with PC 21-04.*

A Motion was made by Commissioner Gallagher to recommend approval of both applications. Seconded by Commissioner Foster. Roll Call Vote as follows: Commissioners; Gallagher-yes, Brozek-yes, Hale-yes, Beckwith-yes, Foster- yes, Bridge -yes, Clark-yes, and Chair Sims - yes.

The motion passed 8-0

A Motion was made by Commissioner Foster to approve both Findings of Fact reports. Seconded by Commissioner Gallagher. Roll Call Vote as follows: Commissioners; Gallagher-yes, Brozek-yes, Hale-yes, Beckwith-yes, Foster- yes, Bridge -yes, Clark-yes, and Chair Sims - yes.

The motion passed 8-0

Other Business – 835 Lake Street – Minor Modification to Planned Development – Reduction in number of dwelling units from 84 to 78 units (under 10%).

Jay Keller, Architect provided an overview of the request. Village Planner Failor provided a review of the staff memorandum. This matter will be decided by the Plan Commission and will not go before the Village Board, per the Zoning Ordinance regulation.

The Plan Commission discussed tax impact and cost impacts. They felt it was an improvement visually. It was mentioned that the developer should look at expanding the green roof element as there will now be more open roof and the outdoor spaces for the residents will be looking at the bare roof verse landscaping. While this is not a condition, the architect indicated that he would discuss the idea with the developer.

A Motion was made by Commissioner Brozek to approve the Minor Modification. Seconded by Commissioner Gallagher. Roll Call Vote as follows: Commissioners; Brozek-yes, Gallagher-yes, Hale-yes, Beckwith-yes, Foster- yes, Bridge -yes, Clark-yes, and Chair Sims - yes.

The motion passed 8-0

Adjournment: The meeting was adjourned at 8:38 p.m. Motion by Commissioner Gallagher, Seconded by Commissioner Hale. Roll Call Vote as follows: Commissioners; Gallagher-yes, Hale-yes, Bridge–yes, Foster–yes, Clark–yes, Brozek-yes, Beckwith–yes and Chair Sims – yes.

Prepared by: Craig Failor, Village Planner / Staff Liaison