

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
REMOTE PARTICIPATION
December 1, 2022
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; Paul Beckwith, Jeff Clark, Tom Gallagher, Jon Hale
Jeff Foster and Frank Sullivan

EXCUSED: Commissioners Nick Bridge

ALSO PRESENT: Craig Failor-Village Planner and Paul Stephanides-Village Attorney

Roll Call - Roll was called at 7:03pm. A quorum was present.

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

Agenda Approval: Motion by Commissioner Foster, Seconded by Commissioner Gallagher. Roll Call Vote as follows: Commissioners; Foster-yes, Gallagher-yes, Sullivan-yes, Clark-yes, Hale-yes, Beckwith-yes and Chair Sims-yes.

Non-Agenda Public Participation – None.

Approval of Minutes – October 6, 2022: Motion by Commissioner Sullivan, Seconded by Commissioner Hale, as amended. Roll Call Vote as follows: Commissioners; Sullivan-yes, Hale-yes, Beckwith-yes, Clark-yes, Foster-yes, May-yes and Chair Sims-yes.

Public Hearings: PC 22-08: Zoning Ordinance Text Amendment – H- Hospital Zoning District: The Petitioners seek text amendments to the Oak Park Zoning Ordinance as follows: (1) an amendment to Article 6 (“Special Purpose District”), Section 6.3C(1) to apply the dimensional standards in the H-Hospital Zoning District to all uses within the H-Hospital Zoning District; (2) an amendment to Article 6, Section 6.3C(2) to limit the height restrictions that apply to certain geographical areas and maximum height restrictions within those geographical areas as follows: a building height decrease from 125 feet to 80 feet for the area located east of Harlem Avenue, north of Monroe Street to Maple Avenue to the east; and a building height decrease from 80 feet to 50 feet for the area east of Wisconsin Avenue to the west side of Wenonah Avenue; and a building height decrease for the area east of Harlem Avenue, south of Monroe Street to the west side of Wisconsin Avenue; and (3) an amendment to Article 6, Section 6.3C (Table 6-3) (“H District Dimensional Standards”) to increase the building setbacks for front yards from 20 feet to 30 feet, interior side yards from 20 feet to 30 feet, those yards abutting residential districts from 30 feet to 50 feet, and corner side yards from 20 feet to 30 feet.

Chair Sims introduced the agenda item and stated that the applicants and hospital have an agreement relative to continue the matter. Chair Sims asked Village Attorney Stephanides to provide an overview.

Village Attorney stated that the Applicants and Rush Oak Park Hospital have agreed to continue the public hearing until March 2, 2023. Attorney Stephanides stated further that the agreement states that Rush Oak Park Hospital will refrain from developing any vacant property until after the hearing and that the

Applicants have filed a request that Chair Sims recuse herself from the hearing process. Chair Sims restated the specific date for written response by the hospital and the specific date for a response by the applicants- January 12, 2023 and January 26, 2023 respectfully, with an initial indication she will not recuse herself from the hearing process.

Chair Sims asked for a motion to continue the hearing until March 2, 2023.

Commission Foster made a motion to open the hearing, Seconded by Commissioner Clark with the following roll call vote:

Foster - Yes
Clark – Yes
Sullivan – Yes
Beckwith – Yes
Hale – Yes
Gallagher - Yes
Chair Sims – Yes

Motion passed with a 7-0 vote.

Commissioner Gallagher made a motion to continue the public hearing until March 2, 2023, Seconded by Commissioner Sullivan with a roll call vote as follows:

Gallagher - Yes
Sullivan – Yes
Foster - Yes
Clark – Yes
Beckwith – Yes
Hale – Yes
Chair Sims – Yes

Motion passed with a 7-0 vote.

Applicants Anne Frueh and Michael Weik questioned whether or not the Plan Commission would allow remote testimony. Attorney Stephanides explained that there will not be the technological capability. Chair Sims indicated that public testimony is subject to applicable procedural rules.

Adjournment: The meeting was adjourned at 7:19 p.m. Motion by Commissioner Gallagher, Seconded by Commissioner Foster. Roll Call Vote as follows:

Gallagher – yes
Foster - Yes
Sullivan – Yes
Clark – Yes
Beckwith – Yes
Hale - Yes
Chair Sims – Yes

Prepared by: Craig Failor, Village Planner / Staff Liaison