

**Minutes of the Community Design Commission Meeting
January 24, 2024 at 6:00 p.m.
Room 201**

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 6:01 p.m. and roll was called. A quorum was present.

Attendees: Commissioners, Ross, Finley, Wright and Meeker

Absent: Commissioner Jansen

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

Elect Acting Chairperson: A motion was made by Commissioner Wright to nominate Commissioner Ross as the acting Chairperson for the meeting. The motion was seconded by Commissioner Finley. The motion was unanimously approved with a 4-0 vote.

Agenda Approval: Commissioner Wright made a motion to approve the Agenda. Commissioner Meeker seconded the motion. A voice vote was taken and the Agenda was unanimously approved.

Non-Agenda Public Comment: None

Approval of Minutes: October 25, 2023 - Commissioner Wright moved to approve the minutes. Commissioner Finley seconded. A voice vote was taken and the minutes were unanimously approved.

New Business:

Public Hearing(s); Sitting as the Design Review Commission: *Publican Bread: 211 Harrison Street*, sought variances from the following sections of the Oak Park Sign Code relative to increasing the size of a wall sign, allowing a sign to be painted on the building's exterior façade and allowing the painted wall sign to be located on the side of a building without public street frontage. 1. Section 7-7-15 (D) (1) (a), requiring that the maximum size of a wall sign shall be established at one (1) square foot per lineal foot of zoning lot frontage as measured along the front lot line; whereas the zoning lot frontage of the establishment is approximately 36 lineal feet and the proposed wall sign is approximately 558 square feet; and 2. Section 7-7-15 (D) (3), requiring that no aesthetic sign elements may be affixed or painted directly on a building's exterior façade; whereas the proposed sign is proposed to be painted on the building's exterior façade. 3. Section 7.7.15 (D) (1) (a), which section requires that wall signs for buildings located on interior lots shall only be placed along the front lot line; whereas the

proposed sign would be located on the west elevation of the building alongside an alley and no street.

Mr. Greg Wade, representative of Publican Bread provided an overview of the business and proposal. Mr. Don Madelina with Publican Bread provided an emphasis on the business' philosophy and reasons for locating into Oak Park. It was stated that the artwork/sign would enhance the arts district.

The commission discussed the application and a question regarding setting precedent was raised. The Commission felt it would not set a precedent.

Laura Maychruk, who owns property in the arts district suggested that the commission look at allowing such art/signage applications in the arts district as a permitted installation.

Commissioner Meeker moved to approve the signage request. Commissioner Wright seconded the motion. A voice vote was taken and the motion was approved as follows:

Meeker – Yes
Wright – Yes
Finley – Yes
Acting Chair Ross – Yes

Resolution Approval:

Michael Bruce, Zoning Administrator reviewed the draft Resolution and indicated it would be revised to accommodate the Acting Chairperson's signature. Commissioner Wright made a motion to approve the Resolution as amended. Commissioner Meeker seconded the motion. A roll call vote was taken and the motion was approved as follows:

Wright – Yes
Meeker – Yes
Finley – Yes
Acting Chair Ross – Yes

Reports: None

Other Business: None

Adjournment: Commissioner Wright moved to adjourn the meeting. Commissioner Meeker seconded the motion. The meeting was adjourned at 6:24 p.m.

Prepared by: Craig Failor, Village Planner