

**MINUTES**  
MEETING OF THE OAK PARK PLAN COMMISSION  
Council Chambers, Village Hall  
February 1, 2024  
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 Mike Sturino, Commissioners; Nick Bridge (7:07), Frank Sullivan, Juan Betancur, Miriam Tamayo, Jeff Clark, Paul Beckwith and Jon Hale.

**EXCUSED:** Commissioners: None

**ALSO PRESENT:** Craig Failor-Village Planner and Gregory Smith - Plan Commission Attorney

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

**Agenda Approval:** Motion by Commissioner Hale, Seconded by Commissioner Sullivan. A voice vote was taken and the agenda was unanimously approved.

**Non-Agenda Public Participation:** None.

**Approval of Minutes:** December 13, 2023: Motion by Commissioner Sullivan, Seconded by Commissioner Betancur to approve the draft minutes as submitted. A vote was taken and the minutes were unanimously approved.

**New Business: Public Hearings & Findings of Fact:**

**PC 24-01: Public Hearing; Zoning Ordinance Text Amendment:** The Petitioner, the Village of Oak Park, seeks a text amendment to the Oak Park Zoning Ordinance as follows: An amendment to Article 14 (“Zoning Approvals”), Section 14.1 (“Zoning Text and Map Amendment”), subsection B (“Initiation”) regarding property owner authorization for a Zoning Ordinance map or text amendment.

Village Planner Failor provided an overview and reasons for bringing this text amendment to the Plan Commission for review and recommendation. Mr. Failor indicated that the proposed text amendment is intended to clean up and clarify who is able to submit a Zoning Ordinance map and text amendment application. The proposed language is based on current language established in the current Zoning Ordinance for other zoning application processes. The proposed language would restrict a person within the village to being the property owner or someone authorized by the property owner as the applicant, in addition to current village regulatory bodies and staff.

The Plan Commission discussed the matter. They inquired as to opportunities for residents to request a map or text amendment for a specified property not under their control. It was noted that they would not be able to in the future. However, a resident could seek support, for example, by the Village Board to ask staff to explore the request. The Commission asked about other communities. Planner Failor offered examples from Evanston and Northbrook. Attorney Smith indicated River Forest, Berwyn and the City of Chicago are comparable. A question was asked if other governmental bodies could be added to the list of those allowed to submit a map or text amendment, such as the School District. Attorney

Smith indicated that these processes are unique to a municipal government only. The Plan Commission further refined the staff-proposed Zoning Ordinance text by recommending the following: *“The Village Board, the Plan Commission, Zoning Board of Appeals, or Zoning Administrator may propose a zoning text or map amendment for any property in the Village. A property owner in the Village, or a person expressly authorized in writing by the property owner, may propose a zoning text or map amendment only for property they own.”*

Motion by Commissioner Sullivan to approve the Zoning Ordinance text amendment as revised, Seconded by Commissioner Tamayo. A roll call vote was taken as follows:

Sullivan – Yes  
Tamayo – Yes  
Beckwith – Yes  
Betancur – Yes  
Bridge – Yes  
Clark – Yes  
Hale – Yes  
Chair Sturino - Yes

Motion by Commissioner Hale to approved the Findings of Fact as amended, Seconded by Commissioner Sullivan. A roll call vote was taken as follows:

Hale – Yes  
Sullivan – Yes  
Beckwith – Yes  
Betancur – Yes  
Bridge – Yes  
Clark – Yes  
Tamayo – Yes  
Chair Sturino - Yes

**Other Business: Rules of Procedure** - The Plan Commission discussed changes to their Rules of Procedure offering clean up to better reflect current procedures, added additional direction on electing an Acting Chairperson, and provided more flexibility regarding the allotted time for public testimony.

The Plan Commission discussed ongoing and future development activities.

**Adjournment:** The meeting was adjourned at 7:59 p.m. Motion by Commissioner Bridge, Seconded by Commissioner Sullivan. A voice vote was taken and the meeting was adjourned.

Prepared by: Craig Failor, Village Planner-Staff Liaison