

**Minutes of the Community Design Commission Meeting
March 27, 2024 at 7:00 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 7:00 p.m. and roll was called. A quorum was present.

Attendees: Commissioners, Jansen, Ross, Wright, Guerin and Meeker

Absent: Commissioner Finley

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 Meeker. The motion was unanimously approved with a 5-0 vote.

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

Non-Agenda Public Comment: None

Approval of Minutes: January 24, 2024 - Commissioner Wright moved to approve the minutes. Commissioner Meeker seconded. A voice vote was taken and the minutes were unanimously approved.

New Business: Public Hearing(s); Sitting as the Design Review Commission: *805 Garfield Street (Hot Rod's Exclusive, Inc.);* The Community Design Commission conducted a public hearing on an application filed by the Applicant, Rodney Dotson, owner of Hot Rod's Exclusive Inc., seeking a variance from Section 7-7-15 (C) (1) of the Oak Park Sign Code, requiring that permanent window signs affixed to or painted on the inside of a window shall occupy no more than twenty-five percent (25%) of the surface of each window area, to allow the existing permanent window signage that covers 100% of all four windows to remain.

Michael Bruce, Zoning Administrator provided an overview of the application.

Mr. Rodney Dotson, business owner, provided more detail on the reasons for his request and apologized for not understanding the Village's sign permitting system.

The commission discussed the application and a question regarding setting precedent was raised. The Commission and the Applicant discussed the merits of all social media identifications on the windows. It was apparent that the QR code and website address were supporting and increasing business. The Commission indicated their support for a portion of the window signage that includes

the social media information, mainly that which was applied to the easternmost street facing window as well small portions of the other three windows.

Commissioner Wright moved to approve the full signage variation request. Commissioner Guerin seconded the motion. A voice vote was taken and the motion was denied with a 5-0 vote as follows:

Wright – No
Guerin - No
Meeker – No
Jansen – No
Acting Chair Ross – No

Commissioner Wright moved to approve a portion of the signage request allowing limited coverage on the easternmost window only with its existing text and the QR Code- removing the background coverage. Commissioner Meeker seconded the motion. A voice vote was taken and the motion was approved with a 5-0 vote as follows:

Wright – Yes
Meeker – Yes
Guerin - Yes
Jansen – Yes
Acting Chair Ross – Yes

Resolution Approval:

The draft Resolution was introduced. Staff indicated it would be amended to accommodate the stated approval identified in the second motion above, then staff would obtain the Acting Chairperson’s signature. Commissioner Wright made a motion to approve the Resolution as amended. Commissioner Jansen seconded the motion. A roll call vote was taken and the motion was approved with a 5-0 vote as follows:

Wright – Yes
Jansen – Yes
Meeker – Yes
Guerin - Yes
Acting Chair Ross – Yes

Reports: None

Other Business: None

Adjournment: Commissioner Jansen moved to adjourn the meeting. Commissioner Guerin seconded the motion. The meeting was adjourned at 7:50 p.m.

Prepared by: Craig Failor, Village Planner