

MINUTES
OAK PARK PLAN COMMISSION
VILLAGE HALL- Room 101
March 14, 2013
7 p.m.

PRESENT: Chairperson Linda Bolte; Commissioners Jeremy Burton, Sonny Ginsberg, David Mann, Steven Rouse

EXCUSED: Commissioners Gail Moran, Douglas Gilbert, Mark Benson

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Plan Commission Attorney

Roll Call

Chair Bolte called the meeting to order at 7:00 p.m. and roll was called.

Non-Agenda Public Comment

None.

Approval of Minutes

Commissioner Rouse motioned to approve the minutes from March 7, 2013. Commissioner Mann seconded. Minutes were approved upon submission.

Public Hearing(s)

PC 13-01: Zoning Ordinance Text Amendment; Staff is proposing to modify Plan Commission responsibility with the addition of requiring their review of use variances within the Transit-Related Retail Overlay District and the Perimeter Overlay District. CONTINUED FROM MARCH 7th MEETING – FINDINGS OF FACT.

Commissioner Ginsberg motioned to approve the Findings of Fact. Commissioner Mann seconded.

Commissioners discussed four comments emailed to Mr. Failor by Commissioner Moran. The first, suggesting rewording variance requests to read ‘use restriction variance requests’ was overruled. The second, deleting an extra ‘the’ on paragraph 11, was approved. The third, changing ‘of’ to ‘on’ in paragraph 12 was approved. The last, modifying language to add ‘prior’ before experience regarding Zoning Board Administration members was overruled.

Mr. Failor noted that staff looked at the number of requests before the ZBA since 2005 and found that 6% were use variances and since 2007, the number of applications dropped off. Discussion ensued. Commissioner Rouse said this was contrary to Chair Quinn’s email and due to market fluctuations; this could go back up if the market returns. Commissioner Rouse asked if they should add language reflecting the numbers. Attorney Karaca said it was not appropriate to add evidence to findings of fact.

Chair Bolte noted that the Plan Commission may have to make some changes to its procedures to accommodate hearing use variances and the commission should consider this sooner rather than later in case an application comes in.

A roll call vote taken:

Ginsberg- yes
Mann- yes
Rouse- yes
Burton- yes
Bolte- yes

The motion passed 5-0.

Other Business:

Chair Bolte said there may need to be a procedure amendment for the Plan Commission and perhaps a joint meeting with the ZBA would be possible to get their input for the May Plan Commission meeting. Attorney Karaca said if applications come in before then, procedure could be lifted from the ZBA as there were no specific procedural rules regarding the Plan Commission hearing variances.

Mr. Failor said staff has been asked to create an internal zoning committee to look at land uses in the Transit-Related Retail Overlay Districts and the Village Manager's office may ask the Village Board to refer the findings to the Plan Commission on April 1 as well. He said the Board may consider having a moratorium on uses outside of retail or restaurants in the Transit-Related Retail Overlay District until the zoning recommendations go through the Plan Commission. Attorney Karaca said a moratorium could be a recommendation but could not be instituted unless it was a text amendment.

Chair Bolte said there would be no meeting in April but urged commissioners who hadn't been a part of the Envision Oak Park process to join one of the 11 focus groups coming up in the next month or two.

Adjournment:

Commissioner Rouse motioned to adjourn the meeting. Commissioner Burton seconded. The meeting was adjourned at 7:28 p.m.

Angela Schell,
Recording Secretary