

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
March 9, 2015
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Mark Benson, Jeremy Burton, Garret Eakin, Mark Gartland, Douglas Gilbert, Greg Marsey, and Steven Rouse

EXCUSED: Commissioner JoBeth Halpin

ALSO PRESENT: Craig Failor, Village Planner; Greg Smith, Plan Commission Attorney

Roll Call

Chair Mann called the meeting to order at 7:02 p.m. and roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Public Hearing(s)

PC 15-01: Zoning Ordinance Text Amendment; Governmental Uses, Buildings and Activities; The Applicant seeks approval of an amendment to the Village of Oak Park Zoning Ordinance to Amending Article 4 (“Use Regulations”), Section 4.2 (“Permitted Utility and Governmental Uses”) and Section 4.5 (“Special Uses”), and Article 6 (“General Development Standards”), Section 6.2 (“Off Street Parking and Loading”) of the Village Of Oak Park Zoning Ordinance to Provide that Governmental Activities, Buildings and Uses are Permitted Uses in all Zoning Districts HEARING & FINDINGS OF FACT CONTINUED FROM MARCH 5, 2015

Mr. Failor confirmed with commissioners absent from the last Plan Commission meeting if they were able to view the meeting’s recording. Commissioners Rouse, Gilbert and Marsey agreed.

Mr. Failor reviewed the application. He said the text amendment would clarify some of the language in the zoning code regarding governmental use and activities. He said the proposed language would allow all activities, buildings or uses by a government entity to be a permitted use with a caveat that the property or building for the use or activity has to have been owned by the government for at least 36 consecutive months, prior to April 1, 2015. Otherwise the governmental agency would have to go through a special use application process.

He said the off-street parking and loading section amendment would allow two adjacent properties to be used for parking if the two properties are within 250 feet and owned by the same governmental agency.

Attorney Smith explained that in the rules of procedure for the plan commission, a vote of five or more in favor was necessary to approve a text amendment. As commissioners were absent from the prior meeting, the hearing was continued to allow those commissioners a chance to vote at tonight’s hearing.

Commissioner Burton moved to approve the text amendment. Commissioner Rouse seconded. A roll call vote was taken:

Burton - yes
Rouse –yes
Gilbert –yes
Benson –yes

Gartland - no
Eakin –yes
Marsey –yes
Mann –yes

The motion passed 7-1.

Chair Mann directed commissioners to the Findings of Fact.

Commissioner Rouse moved to approve the Findings of Fact dated March 5, 2015 as drafted. Commissioner Gilbert seconded. Commissioner Benson noted that the revised findings should be dated March 9, 2015. Commissioner Rouse amended his motion with the new date. Commissioner Gilbert seconded. A roll call vote was taken:

Rouse- yes
Gilbert –yes
Benson –yes
Eakin –yes
Gartland – yes
Burton –yes
Marsey –yes
Mann –yes

The motion passed 8-0.

Other Business

Mr. Failor said as there were no applications for the April agenda, it was likely that the April Plan Commission meeting would be cancelled. The Colt site and South and Harlem sites were coming up as was the 1000 Lake Street development. Chair Mann noted when the planned development applications come in, there would likely be two Plan Commission meetings a month. A short discussion ensued about the zoning code rewrite and if the Plan Commission would be the steering body. Staff said the Village Manager's office and the Board would provide guidance on who would be selected and the timeframe would follow.

Adjournment

Commissioner Benson moved to adjourn. Commissioner Eakin seconded. The meeting adjourned at 7:17 p.m.

Angela Schell,
Recording Secretary