

MINUTES  
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION  
301 SOUTH BOULEVARD- PUBLIC WORKS CONFERENCE ROOM  
April 14, 2016  
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Lawrence Brozek, Jeremy Burton, Mark Gartland (arrived at 7:05 p.m.), Doug Gilbert, Greg Marsey and Monica Sanders (arrived at 7:20 p.m.)

EXCUSED: Commissioners JoBeth Halpin and Kristin Nordman

ALSO PRESENT: Craig Failor, Village Planner; Michael Bruce, Zoning Administrator; Tammie Grossman, Development Customer Services Director; Jacob Karaca, Attorney Arista Strungys and Chris Jennette, Camiros LTD

**Roll Call**

Chair Mann called the meeting to order at 7:00 p.m. Chair Mann welcomed new commissioner Lawrence Brozek. Roll was called. A quorum was present.

**Non-Agenda Public Comment**

None.

**Approval of Minutes**

Commissioner Gilbert moved to approve the minutes from March 3, 2016. Commissioner Burton seconded. A voice vote was taken and the minutes were approved unanimously as submitted.

**Public Hearing(s)**

None.

**Other Business**

*Zoning Ordinance Steering Committee/Plan Commission – review of the Zoning Ordinance draft*

Mr. Failor explained that staff has reviewed the draft with the consultants and now were looking for feedback from the commission. Once the feedback was completed, the consultants will put together a draft to present to the public at workshops. Those workshops were tentatively scheduled for the end of May. After the workshops a second draft will come back to the Plan Commission for review. Then a third draft will be crafted, public open houses will be held, which will be followed by a presentation to the Village Board. Consultants will then craft the document for a public hearing, which the Plan Commission will oversee.

Chair Mann encouraged commissioners to look to the comprehensive plan to help guide the discussion.

Ms. Arista Strungys, the zoning consultant, gave a brief overview of the summary and draft. Chair Mann clarified the draft would also go through a legal review. Mr. Failor agreed.

Commissioners raised the following issues during the discussion in these areas:

- Article One:
  - o Clarification on legal, non-conforming uses; non-conforming uses would be grandfathered in and allowed, but expansion or intensifying the use would not be allowed.
- Article Two:

- Commissioner Burton suggested adding inclusive language to the gender portion.
- Commissioner Burton suggested adding language clarifying that the zoning ordinance does not cover private easements.
- Mr. Bruce noted a change in yard setback in the buildable area section.
- Commissioner Burton suggested looking at financial institutions in regards to “E-banks”, which are pop-up banks that are private-loan financed.
- A short discussion ensued regarding retreat houses. Commissioner Marsey suggested looking at the tax implications of retreat houses.
- Commissioner Gilbert suggested adding pawn shop to the excluded uses in the second hand goods dealer definition.
- Consultants reviewed the uses that were removed: most were absorbed into other definitions. A short discussion ensued regarding the removal of the definition of family and enforcing occupancy limits in rental properties; nuisance laws will cover any abuse of occupancy limits.
- Chair Mann suggested adding some clarifying language for retail stores like Salvation Army, Goodwill, etc.
- Commissioner Gilbert suggested reworking the definition of restaurant. A short discussion ensued. Consultants will clarify the language.
- Attorney Karaca noted accessory building needed a definition.
- Mr. Bruce noted that dormer heights were increasing and would like language addressing that when it comes to building height and various roof types. Consultants agreed. Commissioners asked for better language and illustration regarding height and roofs.
- Mr. Bruce asked about fraction measurement rounding up- consultants will clarify the language that it pertains to parking ratio and plantings.
- Commissioners noted a discrepancy in significant tree descriptions. Consultants will correct.
- Mr. Bruce suggested linking to a visual diagram of the sight triangle in the municipal code.
- Article Three:
  - No changes/comments.
- Article Four:
  - A short discussion ensued about building coverage and the provision that should a building burn down it can be rebuilt to the prior dimensions. Mr. Failor suggested adding a time limit to that provision. Consultants agreed.
- Article Five:
  - Commissioner Marsey recommended changing downtown “core” to “central”.
  - Discussion ensued about the 19<sup>th</sup> Century Club’s current zoning of B-3 and possibly changing it to the central district; staff will reach out to them to discuss the change.
  - Mr. Failor clarified the height on the Lake & Forest corner and two adjacent parcels; consultants will change to 80 feet.
  - Commissioner Brozek suggested removing St. Edmund’s church and social hall from the Hemingway sub-district and putting it into residential zoning. Also, the Hemingway sub-district should be extended to East of Euclid on the East side.
  - Commissioner Marsey suggested calling the North Avenue portion of the Gateway Commercial District the “North Avenue Gateway Commercial District”. A short discussion ensued regarding the various gateways into the village. Commissioner Gilbert noted that it was difficult to compare the various districts without a fuller understanding of the restrictions within each district. Chair Mann suggested commissioners coming back to this after reviewing the districts. Consultants and staff said they would have further discussion on whether to change the term ‘gateway’ as it could be too misleading. Commissioner Gilbert suggested looking at Chapter 8 first and then coming back to this section to gain a better understanding of the different districts.

The next meeting will discuss the code through chapter eight. The next meetings will be April 20, April 26 (tentative) and May 5, 2016. Mr. Failor said commissioners could send comments if they were unable to attend a meeting.

Chair Mann reminded commissioners that the Cook County Statement of Economic Interest was due from all members. He also thanked Garrett Eakin for his service as a commissioner.

**Adjournment**

Commissioner Burton moved to adjourn. Commissioner Marsey seconded. The meeting adjourned at 9:30 p.m.

Angela Schell,  
Recording Secretary