

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
April 20, 2016
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Lawrence Brozek, Jeremy Burton, Mark Gartland, Doug Gilbert, JoBeth Halpin, Greg Marsey and Kristin Nordman

EXCUSED: Commissioner Monica Sanders

ALSO PRESENT: Craig Failor, Village Planner; 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. Roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Approval of Minutes

None.

Public Hearing(s)

None.

Other Business

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

Commissioners continued their discussion of the sections of the zoning ordinance, beginning with chapter five. Ms. Arista Strungys, the zoning consultant, explained that since Roosevelt Road was a shared zoning district with other municipalities everything in that portion was kept the same.

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

- Article Six:
 - o No Comments
- Article Seven:
 - o Commissioners and staff discussed the design guidelines.
 - Commissioner Gartland asked if the new guidelines would increase wait times for permits. Mr. Failor said it should not. Commissioner Gilbert asked if there was a redundancy between reviewing committees, such as the Historic Preservation Commission (HPC), should one reviewer be established. Mr. Failor said the vast majority of HPC reviews were for single family homes but should a multi-family or commercial design come through that could be established.
 - Chair Mann suggested clarifying that another round of review would not be necessary for planned developments. Chair Mann expressed concern that the standards were vague. Commissioner Burton suggested changing the wording so that a developer would have to explain how the design considered each faction such as storm water runoff, or access points for streets and sidewalks, etc. Ms. Strungys suggested coming back with a different set of guidelines that was commonly used in zoning rewrites for further review.
 - Commissioner Brozek questioned the transparency requirements for some retail developers. Staff explained the idea was to create a more vibrant environment for

pedestrians; should a developer find they had to reduce the transparency a variance could be requested.

- Commissioner Marsey said he was not completely comfortable with the process as he was concerned newer materials may be approved without enough knowledge of the product. Staff explained the architectural consultant would be knowledgeable about building trends. Commissioner Gilbert suggested adding a statement that materials be durable.
- Commissioner Marsey questioned if the Community Design Commission (CDC) should be the appropriate body to review any appeals. Mr. Failor explained the CDC had a number of design professionals on the commission. Chair Mann suggested that a requirement be included that a certain number of architects or landscape designers be on the CDC to ensure it was the most appropriate review body.
- Commissioner Gilbert and Chair Mann suggested taking fiberglass reinforced plastic off the list of approved materials.
- Chair Mann noted the reference to the 2000 International Energy and Conservation Code and suggested rewriting to eliminate dates as they would need to be updated.

- Article Eight:

- Commissioner Marsey asked the consultants about separating out the North Avenue portion. Commissioner Brozek agreed. Ms. Strungys suggested waiting until a plan was completed for North Avenue in partnership with Chicago. As the timing on the partnership project was not set, Mr. Failor suggested going forward with a basis for North Avenue. Ms. Strungys suggested renaming Gateway Commercial to General Commercial and use those standards to build a North Avenue district.
- Commissioner Marsey said he would rather not lump together various areas into a Neighborhood Commercial or General Commercial district as each area would lose its sense of self; also representatives from each of the districts would have an issue going to a generalized district. He said if the other districts like Roosevelt and Harrison have their own name the smaller districts will want ownership of their district. Commissioner Halpin said it was just a zoning designation and the districts would still have their business marketing names. Chair Mann agreed. Ms. Strungys said the naming of the districts had more to do with the particular uses or character of an area, but she suggested pulling out North Avenue as a separate district. Commissioner Burton suggested a note on the matrix that defined what business districts were included in the Neighborhood Commercial districts. Commissioner Marsey agreed.

Commissioners reviewed the use matrix; the following corrections/changes were noted:

- Commissioner Marsey asked why townhomes were a special use in Neighborhood Commercial. Ms. Strungys said it related to density in a commercial area. Mr. Failor said in commercial areas they would like to see higher density, more so than townhomes.
- Commissioner Gartland noted on Madison there was a residential care facility. He suggested it be included as a special use. Ms. Strungys said the issue would be opening up the entire street of Madison to that and the focus has been to try to make Madison more retail-oriented. Mr. Failor said more than likely, a development like that would be a Planned Development.
- Commissioners discussed the difference between daycares that offer preschool and educational facilities. Chair Mann suggested any care for children under kindergarten-age be the same classification. Commissioner Halpin asked how a preschool would be defined. Ms. Strungys said it would be classified as an educational facility primary. Attorney Karaca said the definition would point more to a daycare rather than

educational. Ms. Strungys suggested adding preschool to that definition. Mr. Failor agreed.

- Commissioner Marsey asked if they wanted to allow government offices in retail districts as they would come off the tax rolls and there would be no retail on the ground floor. Mr. Failor said currently the code allows government offices to go anywhere; also as a function of the building it would be just like an office building. Ms. Strungys said a ground floor retail requirement would still be necessary in those areas where it was required. A short discussion ensued about lumping together the public uses into zoning district Public Land. Commissioner Gilbert noted the police substations would then have to be rezoned. Ms. Strungys said an issue would also be once the substations were vacated then a rezoning would be necessary for any other use.
- Commissioner Gilbert noted Craft Brew Lounge should be special use in Downtown district and Harrison district.
- Mr. Failor said Greenhouse/Nursery might be special use in the Madison district, consultants will double-check. Commissioner Burton said having greenhouse and heavy retail on the Neighborhood Commercial wouldn't make sense.
- Mr. Failor asked if heavy retail should be a special use on Madison. Ms. Strungys said with shallow lots and heavy residential it would not be appropriate. Mr. Failor noted most of Oak Park would be similar and suggested special use on Madison Street and North Avenue.
- Commissioner Brozek asked about allowing restaurants in the districts and the impacts of parking. Mr. Failor said the parking section would address restaurant requirements, but essentially, the village does not have the space to provide parking for every restaurant. Parking would be in garages and lots. The code encourages shared parking.
- A short discussion ensued about Secondhand Goods Dealers; commissioners suggested removing this as it could be classified under retail goods.
- Commissioners suggested adding Specialty Food Services to the General Commercial district.
- Ms. Strungys asked if Body Modification Establishments should be included in the North Avenue district. Commissioner Burton suggested not allowing in either the General Commercial or North Avenue. Commissioner Brozek suggested not allowing them at all. Commissioner Halpin disagreed; Commissioner Burton said a blanket prohibition would be very difficult. Chair Mann suggested Neighborhood Commercial be a special use as it was a close proximity to where people live. Ms. Strungys said the more restrictive the use, the more an explanation was necessary as to why it should be restrictive. Commissioner Gilbert noted that other than a perception that it was not a good use there were no real detriments to a neighborhood. Commissioners suggested keeping the matrix as is.
- Commissioner Gilbert suggested adding contractor shop in Neighborhood Commercial as special use.
- Commissioner Halpin suggested Massage Service Establishment as a special use in Neighborhood Commercial.
- Chair Mann suggested renaming Reception Facility to Reception/Banquet Facility.
- Attorney Karaca noted the Illinois statute refers to storage facilities as Self- Service Storage Facilities
- Mr. Failor suggested Vehicle Repair Major be a special use.

Mr. Failor polled commissioners on future meeting dates. The next meeting will be May 5, 2016. An additional meeting was scheduled for May 19, 2016.

Adjournment

Commissioner Burton moved to adjourn. Commissioner Halpin seconded. The meeting adjourned at 9:52 p.m.

Angela Schell,
Recording Secretary