

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 101
May 26, 2016
6:00 p.m.

PRESENT: Chair David Mann; Commissioners Lawrence Brozek (**arrived at 7:00pm**),
Jeremy Burton, Doug Gilbert, Greg Marsey and Monica Sanders

EXCUSED: Commissioners Mark Gartland, 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, Camiros LTD

Roll Call

Chair Mann called the meeting to order at 6:45 p.m. Roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Approval of Minutes

Commissioner Marsey motioned to approve the minutes from April 20, 2016. Commissioner Gilbert seconded. A voice vote was taken and the minutes were approved unanimously as submitted. Commissioner Gilbert motioned to approve the minutes from May 5, 2016. Commissioner Marsey 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

Chair Mann noted commissioners would be beginning with Article Nine.

Ms. Arista Strungys, the zoning consultant, gave a quick overview to the article. Commissioners raised the following issues during the discussion in these areas:

- Article Nine:
 - o Commissioner Gilbert suggested limiting LED lights around windows. Staff agreed and said it will be incorporated into the sign code or zoning code; the lights will be prohibited outside of holiday light decorations.
 - o Commissioners discussed coach houses. Mr. Bruce suggested following the accessory building height limits. Attorney Karaca said a definition was necessary. Commissioners were in agreement that coach houses should be allowed. Some discussion ensued regarding limiting them to one dwelling unit per coach house. Commissioner Gilbert noted the design note was very vague. He suggested either putting stricter standards or removing that line.
 - o Commissioner Marsey said that brown or black coating on open wire fencing should be required. Some commissioners argued if it was in the back yard it should not be required. Commissioners agreed to prohibit open wire fencing for front yards.

- Commissioner Burton suggested adding ‘balustrade’ to the balcony section of permitted encroachments.
- Article Ten:
 - Chair Mann suggested clarifying the language on multi-family dwelling units having off-site parking.
 - Commissioner Gilbert questioned dead end parking lots. Ms. Strungys said the original included turn-around language that they will add back to clarify.
 - Chair Mann suggested changing the language on parking structure façades that it was required to mask the ramps.
 - Commissioner Burton suggested increasing bicycle parking requirements at brew pubs, craft brew lounges, microbreweries, etc. and lowering the vehicle parking requirements at those establishments where alcohol was sold. He also suggested adding bicycle parking at massage establishments. Commissioner Sanders suggested it may be restrictive for businesses courting patrons from out of town to lower vehicle parking requirements. Mr. Failor said there was less of a requirement in the downtown because of the transit reduction as well as other reductions possible.
 - Chair Mann noted the parking requirements for Hotel/Motel had increased. Some commissioners questioned if it was onerous. Ms. Grossman said any potential new hotel could negotiate with the Village to create a different parking situation but the existing requirements were recommended. Commissioner Marsey suggested they were too high to recruit a new hotel to Oak Park. Ms. Strungys said the rate was not very high for parking standards for hotels in an urban setting.
- Article Fourteen:
 - Commissioner Brozek suggested adding a pre-application meeting with not only village staff but also commissions. Attorney Karaca explained that this issue was discussed before and the decision was made not to make it a requirement as it would create another step for developers. Commissioner Brozek disagreed and said it was helpful for a developer to have them. Ms. Grossman noted the village encourages developers to work with the Oak Park Economic Development Corporation, which can work with staff to usher through developments. A short discussion ensued about the development process with Redevelopment Agreements and Requests for Development. Staff suggested coming back to the concept of a pre-application meeting at another time.
 - Chair Mann suggested adding ‘Certified’ after LEED to the environmental sustainability portion of the planned development application. He also suggested adding language regarding third-party verifiers.
 - Chair Mann suggested limiting some of the submittal requirements of planned development to staff review only. Mr. Failor said applicants would still be required to submit all necessary documents for staff, but for commissioner packets these could be omitted. Commissioners reviewed each submittal requirement for inclusion in commissioner packets. Chair Mann suggested compensating benefits be added to submittal requirements.
- Article Fifteen:
 - Attorney Karaca suggested stronger language on the consequences for nonconforming use when a property was discontinued or abandoned.
 - Mr. Bruce suggested a change in language in the damage and destruction portion.
 - Commissioners discussed the nonconforming common ownership limitation. Mr. Bruce suggested omitting the ownership provision. Ms. Strungys said they will look the section over and suggest a change.

Mr. Failor said the zoning code public forums would be held June 28 and 30 at Village Hall.

Adjournment

Commissioner Burton moved to adjourn. Commissioner Gilbert seconded. The meeting adjourned at 10:00 p.m.

Angela Schell,
Recording Secretary