

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 201
August 1, 2019
7:00 p.m.

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

PRESENT: Chair David Mann; Commissioners Glenn Brewer, Lawrence Brozek, Jeff Clark, Greg Marsey (arrived at 7:30P) and Iris Sims.

EXCUSED: Commissioners Jeff Foster, Paul May and Joseph Flowers

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

Roll Call

Chair Mann called the meeting to order at 7:03 p.m. Roll was called. A quorum was present.

Non-Agenda Public Participation - None

Approval of Minutes

June 6, 2019 – Approved as submitted- Commissioner Brewer made the motion to approve; Second by Commissioner Sims

Public Hearings

PC 19-01: Zoning Ordinance Text Amendment: Eric Shropshire, Quadrant Motors, Inc., the Applicant, requested a text amendment to the Oak Park Zoning Ordinance: Article 2 (“Definitions and Rules of Measurement”), Section 2.3 (“Definitions”), by adding a new definition of “Vehicle Dealership-Fully Enclosed-Small, to be allowed in the NC – Neighborhood Commercial District, DT – Downtown District, GC – General Commercial District, MS – Madison Street District, NA – North Avenue District, and RR – Roosevelt Road Business Zoning District.

The applicant, Mr. Shropshire, presented the proposal, reviewed the standards for text amendments and provided plans and drawings for his proposed location on Lake Street near Austin Boulevard. The request was for a Zoning Ordinance text amendment only. By way of an explanation of what was proposed, Mr. Shropshire provided plans for the establishment.

Village Planner Failor reviewed the staff report and provided an explanation of the modifications being requested.

The Plan Commission discussed the proposal and inquired as to the proposed business plan and advertising of the business. Mr. Shropshire indicated all vehicles would remain inside the building. He was proposing to hold some special events in the spaces and possibly outside behind the building on North Boulevard.

The plan commission supported this Application with the following vote;

Roll Call Vote:

Motion by Commissioner Brewer –yes

Seconded by Commissioner Sims – yes
Commissioner Clark – yes
Commissioner Marsey - yes
Commissioner Brozek – yes
Chair Mann – yes

The plan commission supported the Findings of Fact report with the following vote;

Roll Call Vote:

Motion by Commissioner Sims – yes
Seconded by Commissioner Brewer –yes
Commissioner Clark – yes
Commissioner Marsey - yes
Commissioner Brozek – yes
Chair Mann – yes

PC 19-02/03: Zoning Ordinance Text Amendment and Special Use Permit: Oak Park Friends School at 1192 S. Cuyler Avenue, the Applicant, is requesting (1) a text amendment to Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Table 8-1 (“Use Matrix) of the Oak Park Zoning Ordinance, by adding “Educational Facility – Primary or Secondary” as a Special Use (“S”) within the “Use” column for the RR – Roosevelt Road Zoning District; and (2) a Special Use to allow an approximately 5,300 square foot Educational Facility – Primary or Secondary to be established within the RR – Roosevelt Road Zoning District at 6300 Roosevelt Road.

The Applicant’s Representative Mr. Keith Jones with Studio Integra presented the request for Zoning Ordinance text amendment and for the special use permit. Mr. Jones indicated the reasons for the school expansion needs and reviewed the proposed pick-up and drop-off plan. He indicated that there would be 67 new students anticipated for the new building space.

Village Planner Failor reviewed the staff report and provided an explanation of the modifications being requested and reviewed the special use request. Mr. Failor provided an overview of the zoning ordinance regulations and the changes made from the former code to the current code relative to schools. Mr. Failor provided a memorandum from Village engineering staff supporting the pick-up and drop-off plan.

The Plan Commission discussed the proposals. They indicate no concerns with either. However, they felt it important that vehicles do not turn left out of the property onto Roosevelt Road. They strongly recommended that a right-turn only sign be placed at the Roosevelt Road exit. The applicants concurred with this recommendation.

The plan commission supported this Text Amendment Application with the following vote;

Roll Call Vote:

Motion by Commissioner Brewer –yes
Seconded by Commissioner Clark – yes
Commissioner Sims – yes
Commissioner Marsey - yes
Commissioner Brozek – yes
Chair Mann – yes

The plan commission supported the Findings of Fact report with the following vote;

Roll Call Vote:

Motion by Commissioner Brewer –yes
Seconded by Commissioner Sims – yes
Commissioner Clark – yes
Commissioner Marsey - yes
Commissioner Brozek – yes
Chair Mann – yes

The plan commission supported this Special Use Application with one modification of adding a right-turn only sign at the Roosevelt Road exit with the following vote;

Roll Call Vote:

Motion by Commissioner Sims – yes
Seconded by Commissioner Clark – yes
Commissioner Brewer –yes
Commissioner Marsey - yes
Commissioner Brozek – yes
Chair Mann – yes

The plan commission supported the Findings of Fact report with the following vote;

Roll Call Vote:

Motion by Commissioner Sims – yes
Seconded by Commissioner Brewer –yes
Commissioner Clark – yes
Commissioner Marsey - yes
Commissioner Brozek – yes
Chair Mann – yes

PC 19-04: Zoning Ordinance Text Amendment: The Village of Oak Park, the Applicant proposing several amendments to the Oak Park Zoning Ordinance; **(1)** in Article 2 (“Definitions and Rules of Measurement”), Section 2.4 (“Rules of Measurement”), Subsection D(1) (“Maximum Building Height”), replace the word “top” with “midpoint” regarding the maximum height measurement limit for dormers, **(2)** in Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Table 8-1 (“Use Matrix”), add “Recreational Marijuana Establishment” as a permitted use (“P”) in all business and commercial districts subject to State regulations, **(3)** add to Article 9 (“Site Development Standards”), Subsection 9.4 (“Permitted Encroachments”), Table 9-1 (“Permitted Encroachments Into Required Setbacks”), adding “Air Conditioning Ground Units – Min. of one foot from interior or rear lot line,” under “Bay Window” heading, adding “Min. of two feet from any lot line, under “Deck or Terrace” heading, adding “Min. of two feet from rear lot line,” under “Exterior Stairwell” heading, adding “Min. of one foot from rear or interior lot line,” under “Gazebo or Pergola” heading, adding “Min. of one foot from interior, corner or rear lot line.”, **(4)** in Article 10 (“Off Street Parking and Loading”), Subsection 10.5 (“Parking Flexibilities, Exemptions and Reductions) B (1), adding “...or mixed use building...” after “multiple-tenant retail center,” **(5)** changing Article 15 (“Nonconformities”), Subsection 15.2 (“Nonconforming Use”) E., to reduce the nonconforming use discontinued time period from one year to “six months”, and Subsection 15.3 (“Nonconforming Structures”), E (1) adding “...and multiple family...” after “non-residential”.

Village Planner Failor reviewed the staff report and provided an explanation of the modifications being requested one at a time.

The Plan Commission reviewed these text amendments and had indicated their unanimous support for the Zoning Ordinance text amendment as presented with these exceptions;

1. The Plan Commission modified the proposed language relative to measuring the height of residential dormers in Article 2: (“DEFINITIONS AND RULES OF MEASUREMENT”) in order to make the regulation easier to understand while still meeting the design standards intent
2. That Recreational Marijuana Establishments is an allowed “special” use in Article 8: (“Uses”). They did not support this use as a permitted use. They were concerned that this use has not been tested in Oak Park and believes under a special use requirement, the public would be able to know when and where this use would be and could provide input into the decision making process. After a designated testing period, regulations could change depending on the outcome

The plan commission supported the Text Amendment for Article 2 as modified with the following vote;

Roll Call Vote:

Motion by Commissioner Clark – yes
Seconded by Commissioner Brozek – yes
Commissioner Brewer –yes
Commissioner Sims – yes
Commissioner Marsey - yes
Chair Mann – yes

The plan commission supported this Text Amendment for Article 8 as a special use with the following vote;

Roll Call Vote:

Motion by Commissioner Brozek – yes
Seconded by Commissioner Brewer –yes
Commissioner Clark – yes
Commissioner Sims – yes
Commissioner Marsey - yes
Chair Mann – yes

The plan commission supported the Text Amendments for Articles 9, 10 and 15 as proposed with the following vote;

Roll Call Vote:

Motion by Commissioner Brewer –yes
Seconded by Commissioner Sims – yes
Commissioner Clark – yes
Commissioner Marsey - yes
Commissioner Brozek – yes
Chair Mann – yes

The plan commission supported the Findings of Fact report with the following vote;

Roll Call Vote:

Motion by Commissioner Brozek – yes

Seconded by Commissioner Clark – yes
Commissioner Brewer –yes
Commissioner Sims – yes
Commissioner Marsey - yes
Chair Mann – yes

Other Business

The Commission discussed the July meeting schedule. Staff would coordinate responses via email.

Adjournment

Commissioner Brewer moved to adjourn. Commissioner Marsey seconded. The meeting adjourned at 9:44 p.m.

Prepared by: Craig Failor, Village Planner / Staff Liaison