

**Minutes of the Community Design Commission Meeting  
August 28, 2024 at 7:00 p.m.  
Room 201**

**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>

Community Design Commission meeting called to order at 7:05 p.m. and roll was called. A quorum was present.

**Attendees:** Commissioners, Jansen, Wright, Guerin, Meeker and Ross.

**Absent:** Commissioner Finley.

**Also present:** Craig Failor, Village Planner and Mike Bruce, Zoning Administrator

**Elect Acting Chairperson:** A motion was made to nominate Commissioner Wright as the acting Chairperson for the meeting. The motion was unanimously approved with a 5-0 vote.

**Agenda Approval:** Commissioner Jansen made a motion to approve the Agenda. Commissioner Guerin seconded the motion. A voice vote was taken and the Agenda was unanimously approved.

**Non-Agenda Public Comment:** None

**Approval of Minutes:** March 27, 2024 - Commissioner Guerin moved to approve the minutes. Commissioner Jansen seconded. A voice vote was taken and the minutes were unanimously approved.

**New Business: Public Hearing(s); Sitting as the Design Review Commission:**

**Sign Variation: Evolution Alternative Health Inc., 6142 Roosevelt Road;** The Community Design Commission conducted a public hearing on an application seeking variances from Sections 7-7-15 (C) (1) and 7-7-9 (H) (1) of the Oak Park Sign Code relative to increasing permanent window sign coverage and increasing items of information displayed in a window area, respectively, to allow the existing permanent window signage to remain.

The Applicant and business owner, Gabriela Ardila, presented the variance application. She stated her reasons for seeking relief by indicating that the window signage was 100% covered but the signage overall was a small percentage of the building's front façade. She provided documents indicating other businesses that are also violating the Sign Code.

The Commission inquired about the cost of the signage and they suggested that there might be other opportunities for other types of signage like a wall sign or a projecting sign in addition to a window sign that would help increase the identity of the business and allow a reduced window

sign coverage. It was asked why the applicant didn't seek approval of the sign prior to installation. The Commission continued making suggestions in order to help the applicant in meeting the Sign Code's regulations. It was suggested that the Applicant discuss other opportunities for signage with the building owner.

Public Comment:

Ms. Kim Reynolds, client of the Applicant and resident, indicated she read the Sign Code and staff report. She stated that this process was not business friendly and that the business owner was being singled out as other businesses have the same violation and are not being pursued by village enforcement. She stated her disappointment with the Commission.

The Commission indicated they have been trying to be helpful in suggesting alternative solutions, ultimately, the proposal was not generally acceptable.

The acting Chair Wright asked for a motion for the window coverage variance. Commissioner Jansen recommended approval of the variance for Section 7-7-15 (C)(1). Commissioner Guerin seconded the motion. A roll call vote was as follows:

Jansen – No  
Guerin – No  
Ross – No  
Meeker – No  
Acting Chair Wright – No

The motion failed.

The acting Chair Wright asked for a motion for the number of items variance. Commissioner Jansen recommended approval of the variance for Section 7-7-9 (H)(1). Commissioner Ross seconded the motion. A roll call vote was as follows:

Jansen – Yes  
Ross – No  
Guerin – Yes  
Meeker – No  
Acting Chair Wright – No

The motion failed.

**Reports:** None

**Other Business:** Cavalcade of Pride Award Process.

Village Planner Failor indicated that the second-round list was provided and finalizing the first round by the next meeting would be preferable.

**Adjournment:** Commissioner Guerin moved to adjourn the meeting. Commissioner Ross seconded the motion. The meeting was adjourned at 8:02 p.m.

Prepared by: Craig Failor, Village Planner