



Public Engagement & Development Entitlement

Overview and Alternatives

April 11, 2024

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Tonight's Agenda

1. Review Different Types of Development and the Zoning Approval Process
2. Review of Peer Communities
3. Staff Recommendation
4. Alternatives

Development Types in Oak Park

1. Planned Developments
2. Special Uses
3. Other Zoning (Variations)
4. By-Right

Planned Developments

1. Neighborhood Meetings - Mandatory

- Multiple notifications (newspaper, letters, posted signs)
- Public input before final application
- Can help craft final submittal

2. Formal Public Hearing Notice

- Multiple notifications (newspaper, letters, posted signs)
- Public input before Board review
- Can help modify proposal

Special Use Permits

1. Suggest neighborhood meeting – not mandatory
2. Examples (Drive-thru, Day Care, Vehicle Repair, Massage Establishment, etc.)
3. Formal Public Hearing Notice
 - Multiple required notifications (newspaper, letters, posted signs)
 - Public input before Board review
 - Can help modify proposal

Other Zoning (Variations)

1. Neighborhood Meetings – not mandatory
 - Multiple notifications (newspaper, letters, posted signs)
 - Public input before final application
 - Can help craft final submittal
2. Formal Public Hearing Notice
 - Multiple required notifications (newspaper, letters, posted signs)
 - Public input before Board review
 - Can help modify proposal
3. Zoning Board of Appeals has Final Authority

By-Right Development

1. Meaning
2. Zoning Ordinance regulation
3. Review
4. Predictability, Transparency, Streamlined Development

Peer Communities

PEER COMMUNITIES - Neighborhood Meetings

	Oak Park	Elmhurst	Evanston	Glen Ellyn	Lombard	River Forest	Berwyn	Chicago
Planned Developments								
<i>Neighborhood Meeting Required</i>	Yes	Yes	Yes	No	No	No	No	No
	<i>Before Final Application</i>	<i>Before Final Application</i>	<i>But, anytime up until the hearing</i>		<i>Recommended by Staff</i>	<i>"May" be required Staff determines</i>		<i>Due to Volume</i>
Special Uses								
<i>Neighborhood Meeting Required</i>	No	No	No	No	No	No	No	No
	<i>Recommended by Staff</i>	<i>Recommended by Staff</i>	<i>But Aldermen "May" request for their ward</i>		<i>Recommended by Staff</i>	<i>"May" be required Staff determines</i>		<i>Due to Volume</i>
Other Zoning related process								
<i>Neighborhood Meeting Required</i>	No	No	No	No	No	No	No	No
								<i>Due to Volume</i>
Standard - State Requirement								
<i>for Public Hearing ONLY</i>				Yes			Yes	Yes

Staff Recommendation

Staff does not recommend changing the code requirements for public engagement.

Staff recommends communication and educational items to complement the required public engagement process. Examples include:

- A Zoning 101 Video Produced by Oak Park
- A Public Participation for Developments Video Produced by Oak Park
- One Sheet Handouts on Zoning Districts
- One Sheet Handouts for Public Participation for Developments
- Enhance and Promote the “Community Portal” Site Specific Information
- Consider a partnership with other community organizations to provide an “Introduction to Planning” or “Citizens Planning Academy” course.

Staff Recommendation

Examples of similar projects from other communities include:



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Alternatives to Staff's Recommendation

Alternate 1: No Action - Maintain status quo and continue the current public participation requirements.

Advantages:

- No additional staff time or expense

Disadvantages:

- Potential for not capturing public participation from community members that may have an interest in the development process or proposals prior to the required Public Hearing

Alternatives Continued

Alternate 2: (Staff's Recommendation) Enhance public participation through communication efforts and educational opportunities without changes to code or policy.

Advantages:

- Advance understanding and awareness of zoning, planning, and opportunities to participate in the development process within the community
- Encourage all and empower residents to be engaged in decisions impacting their community
- Oak Park serves a regional example and leader on this topic
- Public Engagement Requirements are in-line with peer communities and developers or businesses can have a sense of predictability for timeline and deliverables as requirements are on par with other communities

Disadvantages:

- Increased demands on staff time and workload
- Nominal financial commitment for printing materials, event organization, and communications
- Reduced potential for not capturing public participation from community members that may have an interest in the development process or proposals prior to the required Public Hearing

Alternatives Continued

Alternate 3: Change the code requirements to require a neighborhood meeting for Special Uses

Advantages:

- Developers are able to respond to resident comments and concerns

Disadvantages:

- Developers or business owners may see this as a real or perceived additional barrier compared to other communities

Next Steps

1. Village Board Discussion
2. Receive Village Board Direction
3. Staff Review and Response
4. Possible Zoning Ordinance Text Change or
Possible Work Plan Change for Staff

Example From Other Communities

DuPage Mayors and Managers

“The Transportation Office”

<https://www.youtube.com/watch?v=M7IxuICldyI>

“Kiss-Off and Ride”

<https://www.youtube.com/watch?v=6KT8h66MKBM>

American Planning Association - Planning Advisory Service: A guide to Community Planning Academies

https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-605.pdf