

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
Council Chambers, Village Hall
March 2, 2023
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 Iris Sims, Commissioners; Nick Bridge, Jeff Clark, Paul Beckwith and Frank Sullivan

EXCUSED: Commissioners Jon Hale and Jeff Foster

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

Roll Call - Roll was called at 7:04pm. A quorum was present.

Agenda Approval: Motion by Commissioner Bridge, Seconded by Commissioner Sullivan. A voice vote was taken and the agenda was approved unanimously as submitted.

Non-Agenda Public Participation – None.

Approval of Minutes – January 5, 2023: Motion by Commissioner Clark, Seconded by Commissioner Beckwith. A voice vote was taken and the minutes were approved unanimously as submitted.

New Business / Public Hearings & Findings of Fact

PC 22-08: Zoning Ordinance Text Amendment – H- Hospital Zoning District: The Petitioners seek text amendments to the Oak Park Zoning Ordinance as follows: (1) an amendment to Article 6 (“Special Purpose District”), Section 6.3C(1) to apply the dimensional standards in the H-Hospital Zoning District to all uses within the H-Hospital Zoning District; (2) an amendment to Article 6, Section 6.3C(2) to limit the height restrictions that apply to certain geographical areas and maximum height restrictions within those geographical areas as follows: a building height decrease from 125 feet to 80 feet for the area located east of Harlem Avenue, north of Monroe Street to Maple Avenue to the east; and a building height decrease from 80 feet to 50 feet for the area east of Wisconsin Avenue to the west side of Wenonah Avenue; and a building height decrease for the area east of Harlem Avenue, south of Monroe Street to the west side of Wisconsin Avenue; and (3) an amendment to Article 6, Section 6.3C (Table 6-3) (“H District Dimensional Standards”) to increase the building setbacks for front yards from 20 feet to 30 feet, interior side yards from 20 feet to 30 feet, those yards abutting residential districts from 30 feet to 50 feet, and corner side yards from 20 feet to 30 feet. (Continued from December 1, 2022) *This item was continued to the May 4, 2023 Plan Commission regular meeting with no discussion.*

Chair Sims asked for a motion. Commission Bridge made a motion to continue this application to their May 4, 2023 meeting, Seconded by Commissioner Sullivan with the following roll call vote:

Bridge – Yes
Sullivan – Yes
Clark – Yes
Beckwith – Yes
Chair Sims – Yes

Motion passed with a 5-0 vote.

PC 23-01: Zoning Ordinance Text Amendment – Adaptive Reuse Permit: The Petitioner seeks text amendments to the Oak Park Zoning Ordinance as follows: (1) an amendment to Article 2 (“Definitions & Rules of Measurement”) by adding a definition of a “Teaching and Learning Center”; (2) an amendment to Article 8 (“Uses”) by adding Teaching and Learning Center to the list of uses; and (3) an amendment to Article 14 (“Zoning Approvals”) by adding a new Section 14.10 (“Adaptive Reuse Permit”).

Chair Sim provided an overview of the prior discussion process leading up to the public hearing. Village Planner Failor provided an overview of the proposed Zoning Ordinance text amendment as amended from the Plan Commission’s June 2022 discussion. Mr. Failor stated that additional land uses were included in addition to the originally proposed residential uses as well as the addition of a new definition and an updated use matrix chart.

The Plan Commission discussed the proposed text amendment mainly focusing on the new land uses. Two of the proposed land uses were discussed; Live Performance Venue and Social Lodge/Meeting Hall. It was determined that the land use Social Lodge/Meeting Hall would be appropriate, but Live Performance Venue needed to be revised. Mr. Failor stated a revision can be prepared for a follow-up meeting. Some of the Plan Commissioners were concerned that if they cannot anticipate other appropriate lands uses, how would it be best to approach the list of permitted use. Village Planner and Attorney Smith both indicated that the option of submitting a proposed Zoning Ordinance text amendment is always available. The Plan Commission would be the hearing body to review Zoning Ordinance text amendments.

The Plan Commission discussed the application review process and asked that the Plan Commission’s role be clarified.

Chair Sims asked for a motion. Commission Bridge made a motion to continue the application to the April 6, 2023 meeting in order for the Commission to review revised language, Seconded by Commissioner Sullivan with the following roll call vote:

Bridge – Yes

Clark – No (Commissioner Clark felt the proposed text amendment did not need revision)

Sullivan – Yes

Beckwith – Yes

Chair Sims – Yes

Motion failed with a 4-1 vote.

Per the Plan Commission’s Rules of Procedure, this application will go to their next regular meeting of April 6, 2023 for another vote to include those absent from this meeting.

Adjournment: The meeting was adjourned at 7:57 p.m. Motion by Commissioner Sullivan, Seconded by Commissioner Bridge. A voice vote was taken and the meeting was adjourned.

Prepared by: Craig Failor, Village Planner-Staff Liaison