



Village of Oak Park

123 Madison Street
Oak Park, Illinois 60302
www.oak-park.us

Meeting Minutes

President and Board of Trustees

Monday, May 22, 2017

7:00 PM

Village Hall

I. Call to Order

Village President Abu-Taleb called the Meeting to order at 7:02 P.M.

II. Roll Call

Present: 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

Absent: 0

III. Agenda Approval

Village Trustee Tucker suggested that Items B and C be tabled to the June 5 meeting, as he believed the Board needed more information in order to vote accordingly. Village Trustee Button agreed.

It was moved by Village Trustee Tucker, seconded by Village Trustee Button, to approve the Agenda as amended. The motion was approved. The roll call on the vote was as follows:

AYES: 5 - Village Trustee Button, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 0

ABSTAINED: 2 - Village Trustee Taglia, and Village President Abu-Taleb

IV. Public Comment

Barbara Uniek. Ms. Uniek, a resident of Mills Park Tower, expressed concern regarding lack of parking for caregivers due to ten spots being converted to permit parking.

Rev. Dora Merrin. Rev. Merrin, a Mills Park Tower resident, also expressed dissatisfaction with parking at Mills Park Tower. She noted that residents were not made aware of the new parking restriction.

E. Garnet Fay. Mr. Fay, also a Mills Park Tower resident, stated that the removal of those parking spaces has been a hindrance to residents.

Tom Dwyer. Mr. Dwyer, a resident of Mills Park Tower, is aware of the history of parking in Oak Park. However, removing the free spaces at Mills Park Tower is a different situation; they were taken away overnight. He asked why the Village did this.

David Kelm. Mr. Kelm, a Mills Park Tower resident, noted that turning the parking into 24 hour permit spaces is particularly onerous and suggested moving them to the south side of Randolph.

Jay Chatlein. Mr. Chatlein, a Mills Park Tower resident, stated that a therapist attending to him at his residence was so concerned about getting a ticket that they cut the session short.

Chris Donovan. Mr. Donovan expressed concern regarding Board Meeting Agendas being made public too soon before the meetings. He also discussed transparency.

Village Manager Pavlicek commented that on January 23, the Village Board was given a recommendation regarding parking changes by the Chair of the Transportation Commission in order to increase permit parking for residents only. It was approved at a subsequent meeting to create seven spaces on Pleasant Place. Notices were sent to area residents; the notice for Mills Park Tower was sent to their management office. She asked if the Board would like to refer this back to the Transportation Commission. Village Trustee Button requested that it be reviewed by the Disability Access Commission as well. Village Manager Pavlicek stated that a Motion to refer this item to those commissions will be on the June 5 Agenda and residents of Mills Tower will be notified as to when the commission meetings will occur.

Karen Gianfrancisco. Ms. Gianfrancisco commented that important items put on a Board Meeting Agenda should be publicized sooner than they are and asked for proactive outreach from the Village. She also stated that she is not against development but would like to see it at a pace that is comfortable for everyone.

V. Regular Agenda

A. [MOT 17-178](#) **Motion Supporting District 97's (D97) Discussions Related to the Proposed Holmes School Addition**

Village Manager Pavlicek stated that as a result of several public comments made at last week's Meeting, staff received a number of requests from Trustees to place a Motion on the Agenda indicating support of the expansion of Holmes School on the Village property west of the school. Subject to Board approval, a letter will be provided to the District tomorrow to ensure there is no misunderstanding. Earlier this year, the Board approved a right-of-way entry agreement for soil boring. They intend to do the borings next week.

Village Trustee Button asked for additional information regarding their other construction options. Village Manager Pavlicek preferred to defer that question to the School Board, but explained that the property used to be part of Kenilworth and there are still public and private utilities underground. Costs for relocation, etc. would need to be considered by D97 before construction.

Village Trustees Tucker and Taglia, and Village President Abu-Taleb all expressed surprise that this was an issue. The Village Board did nothing to delay this process nor was that communicated to them at any time.

It was moved by Village Trustee Tucker, seconded by Village Trustee Button, that this Motion be approved. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village Trustee Button, Village Trustee Taglia, Village President Abu-Taleb, Village Trustee Tucker, Village Trustee Moroney, Village Trustee Boutet, and Village Trustee Andrews

NAYS: 0

ABSENT: 0

- B.** [ORD 17-217](#) **An Ordinance of the Village of Oak Park, Cook County, Illinois, Removing Certain Properties from the Greater Downtown Tax Increment Redevelopment Project Area**

This Ordinance was tabled to the June 5, 2017 Meeting.

- C.** [ORD 17-218](#) **An Ordinance Amending Chapter 2 ("Administration"), Article 25 ("Conflict of Interest and Ethics"), Section 2-15-9 ("Conflicts of Interest and Standards of Conduct") of the Oak Park Village Code**

This Ordinance was tabled to the June 5, 2017 Meeting.

- D.** [ID 17-467](#) **Presentation of the Revised Oak Park Zoning Ordinance and a Revised Oak Park Zoning Map as Reviewed by the Oak Park Plan Commission and a Request for Direction for Staff to Prepare the Necessary Ordinance**

Village Manager Pavlicek stated that in 2013, the most recent Comprehensive Plan was adopted by the Village Board. One of the tasks established in the Plan was a comprehensive update to the Zoning Ordinance. She noted that this is a very substantive document and staff would like the Board to take as much time as they need to go through it and provide direction.

Village Planner Craig Failor stated that one of the things that municipalities do after adopting a new Comprehensive Plan is look at the regulatory documents and planning studies to determine whether or not they conform with the Plan. He reiterated that the Plan included a recommendation to review the Zoning Code to see if it is still valid and conforms with the Plan. Mr. Failor gave a summary of the process that included working with the Plan Commission and consultants and described the extensive public outreach and the many public meetings and public hearings. Tonight's presentation is what they have come up with, which was endorsed by the Plan Commission.

Arista Stungys of Camiros stated that the ideal time to update a Zoning Ordinance is after adopting an updated Comprehensive Plan. She discussed how the two relate to each other. The presentation is compartmentalized into Introduction, Districts, Design, Uses, On-Site Development, Administration and Implementation.

Chris Jennette of Camiros discussed changes made in the Residential District regulations. The Commercial District structure has been completely reorganized. The Downtown District has been divided into sub-districts; DT-1 Downtown Central, DT 2 Hemingway and DT3 Pleasant. Use restrictions have been implemented into DT1 and DT2. There was a discussion regarding Transit Overlay District variations. Mr. Jennette

noted the uses in the General Commercial and Harrison Street Districts. The Madison Street District incorporates the current amendment regarding uses between Clinton Avenue and East Avenue. He described uses in the North Avenue District and noted that use restrictions along Oak Park Avenue in the Neighborhood Commercial District have been eliminated. There was a discussion regarding the North Avenue District and the future North Avenue Plan. Mr. Jennette stated that there are a number of new special purpose districts in the Ordinance; OS (Open Space) District, intended to capture parks and playgrounds, and an I (Institutional) District for government, educational and cultural buildings. He discussed changes to the existing Hospital District standards.

Village Manager Pavlicek commented that any development plan applications currently submitted fall under the old Zoning Ordinance; these changes will go into effect once the Ordinance is adopted.

Mr. Jennette presented the new zoning map and noted District Design Standards recommended for non-residential, mixed-use and multi-family.

Ms. Stungys described the Use Matrix Table, how it works and explained what temporary uses are. Mr. Failor noted that uses that have become non-existent were removed. Ms. Stungys discussed Permitted Encroachments and Accessory Structures, noting that an allowance for coach houses has been added. Environmental Performance Standards is also new to the Ordinance. There was a discussion regarding additions and modifications to the Parking Standards. Ms. Stungys discussed parking landscaping requirements.

Administration was the next topic and Ms. Stungys noted that the Zoning Administrator is a new position and the Community Design Commission has been brought in for appeals of design review decisions. She also reviewed the public hearing notice requirements for the various types of zoning applications.

Village Trustee Andrews raised the subject of affordable housing in the Zoning Ordinance. Mr. Failor stated that the addition of coach houses helps address that and there is also an opportunity for developers to donate to an affordable housing fund with the planned development as a compensating benefit. However, there is no inclusionary affordable housing.

Director of Development Customer Services Tammie Grossman noted that there was a Board discussion regarding affordable housing approximately six months ago. The Board was given an affordable housing report and asked staff to go back and look at inclusionary zoning ordinances and bring that back. Staff is still working on that report. It was not included as part of the Zoning Code because staff would like to have a separate conversation with the Board as part of an overall affordable housing strategy. Ms. Stungys commented that it is best to do a standalone ordinance in regards to affordable housing rather than include that in the Zoning Ordinance and explained why.

Ms. Stungys discussed changes to Zoning Approvals. One of the key changes is removing the Village Board referral of initial applications. Each type of application has

been assigned to either the Plan Commission or the Zoning Board of Appeals. In addition, if the Zoning Board of Appeals cannot schedule a timely hearing, the Plan Commission may hear special use applications in order to proceed in a timely manner. She described other changes and clarifications in regards to the Planned Development section. All types of nonconforming situations are addressed in Nonconformities and have been made more flexible.

Village Trustee Moroney initiated a discussion regarding design standards, and new construction within a Historic District. He asked if there was a requirement for a certain numbers of architects on the Community Design Commission, as they will be hearing appeals. Village Manager Pavlicek stated that there was not, but that can be changed if the Board desires. Staff will come back with more information about that.

Village Trustee Boutet wanted inclusive affordable housing included in part of the Plan Development section.

The Board concurred on directing staff to prepare the Ordinance. Village President Abu-Taleb commented that he would like questions asked and answers provided as the ordinance is prepared instead of debating everything at the Board table. There was agreement.

VI. Adjourn

It was moved by Village Trustee Button, seconded by Village Trustee Tucker, to adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 9:12 P.M., Monday, May 22, 2017.

Respectfully Submitted,

**MaryAnn Schoenneman
Deputy Village Clerk**