

MINUTES  
OAK PARK PLAN COMMISSION  
VILLAGE HALL- Room 130  
November 14, 2013  
7 p.m.

PRESENT: Chair Linda Bolte; Commissioners Mark Benson, Jeremy Burton, Douglas Gilbert, Gail Moran, Steven Rouse

EXCUSED: Commissioner David Mann, Sonny Ginsberg, Greg Marsey

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Plan Commission Attorney; Historic Preservation Commission Commissioner Regina Nally; Citizen Involvement Commission Chair Jim Kelly

**Roll Call**

Chair Bolte called the meeting to order at 7:05 p.m. and roll was called.

**Non-Agenda Public Comment**

None.

**Approval of Minutes**

Commissioner Rouse motioned to approve the minutes from October 3, 2013. Commissioner Benson seconded. Minutes were approved upon submission.

**Other Business**

*Discussion with the Historic Preservation Commission*

HPC Commissioner Regina Nally told commissioners that she hoped the two commissions could have a more collaborative relationship going forward, with the possibility of future discussions on projects and perhaps policy initiatives. Chair Bolte suggested discussions on architectural designs between the two commissions would be effective before a hearing so that both would be on the same page. Mr. Failor said there was no official policy regarding this and the Village Board would need to weigh in on the policy. Mr. Karaca said any discussion would have to be noticed as a public hearing. Mr. Failor said other communities have pre-application workshops, or they have invited Plan Commission chairs into the staff technical review team meetings and these options could be discussed with the Board. Commissioner Gilbert said he would support a pre-application meeting to help simplify projects. Mr. Failor suggested offering an option to developers to have a pre-application meeting rather than making it a requirement.

HPC Commissioner Nally suggested doing a case study discussion to offer the objectives of each commission. Mr. Karaca said using prior cases as case studies could be problematic due to statute of limitations and other legal issues that may arise. Commissioner Gilbert asked if commissioners would find it helpful to have a presentation by the HPC on what some of their standards were. Commissioners agreed. Chair Bolte said the Transportation Commission could be another body that a joint discussion would be helpful and possibly the Community Design Commission as well. Chair Bolte suggested a joint discussion in December between the HPC and the Plan Commission. Mr. Failor said he would look into the agendas for both commissions and get back to coordinate, if possible.

**Public Hearing(s)**

**PC 13-04: Zoning Ordinance Text Amendment;** Add *Brewpub* to the list of permitted uses within the B1/B2, B3, B4, and C business and commercial districts.

Attorney Karaca swore in the witnesses. Chair Bolte clarified that the intent was for the Board of Trustees to have the Plan Commission recommendation by December 2, 2013 so that the entire discussion would go forward this evening. Mr. Failor explained that the text amendment would amend the code to allow brewpubs in much the same way as restaurants were allowed. The village has had several inquiries for brewpubs to come into the community and this was a preemptive impetus to go forward with the amendment.

Commissioner Rouse asked about the districts listed and whether brewpubs could be allowed in more residential areas like Chicago Avenue, for example. Mr. Failor said it covered all the business areas. Commissioner Rouse said a brewpub would have more of an impact in a more residential area. Chair Bolte said the liquor code would restrict the size of a brewpub and that would eliminate the smaller buildings. Commissioner Rouse said the trucks coming in with supplies and the distribution aspect would concern him in the smaller commercial areas. Commissioner Benson said every business district was close to a residential area and there were trucks delivering supplies there as well. Commissioner Rouse said smell could also be an issue as brewpubs can produce a smell with the manufacturing component. Mr. Failor said the distribution aspect would be small and the impacts would be comparable to a restaurant.

Ms. Sara Faust, President of the Oak Park Development Corporation, encouraged the adoption of the ordinance. Ms. Faust said brewpubs had additional regulations from the state in terms of locations near churches and schools. She said brewpubs would provide jobs, upgrading of existing real estate and dining and entertainment opportunities throughout the Village, not just the downtown area.

Chair Bolte asked about the typical size of a brewpub. Ms. Faust said most were between 5,000-6,000 square feet. Attorney Karaca reviewed some of the state requirements. Commissioner Rouse suggested including information in the text amendment regarding additional state and federal regulations. Chair Bolte agreed.

Commissioner Gilbert asked about the distribution limit within the liquor license requirements for other establishments. Mr. Failor said research in nearby communities indicated around 800-1000 barrels a year.

Chair Bolte asked for an overview on how a business might get a liquor license. Ms. Faust explained that it could be up to a 4 month long process and there were several steps that must be taken, which she outlined.

Commissioner Gilbert said he thought there was a lot of protection and regulation in the liquor license process that would protect residential areas.

Chair Bolte said she had a concern about the liquor license noticing requirements and she hoped it would give nearby residents enough time to investigate and possibly voice their concern at the public hearing. Attorney Karaca clarified that a liquor license applicant would come back to the Village Board for a vote during a public hearing.

Commissioner Gilbert motioned to approve the zoning ordinance text amendment. Commissioner Moran seconded. A roll call vote was taken:

Gilbert- yes  
Moran- yes

Benson- yes  
Burton- yes  
Rouse- yes  
Bolte- yes

The motion passed 6-0.

Chair Bolte said the December Plan Commission meeting was tentatively set for Thursday, December 12, 2013, but that would be confirmed later. Mr. Failor said the final Comprehensive Plan workshop on metrics and trends would be on December 5, 2013 at Whittier Elementary School. Mr. Failor said there was a term sheet on the Colt site and negotiations were ongoing. He said staff had interviewed three developers for the South and Harlem site and that would go to the Village Board next to pick a preferred developer. He said there would be an RFP for Madison Street and Oak Park Avenue next year. Chair Bolte asked for an update on the former Comcast building at Madison and Grove Avenue. Mr. Failor said it was about half full of residents and it should be full by the end of the year. The decorative fence would be in by the end of the year. Commissioner Rouse asked if there were enough applicants. Mr. Failor said the demand was greater than the spots available.

**Adjournment**

Commissioner Rouse motioned to adjourn the meeting. Commissioner Gilbert seconded. The meeting was adjourned at 8:30 p.m.

Angela Schell,  
Recording Secretary