

MINUTES
OAK PARK PLAN COMMISSION
VILLAGE HALL- Council Chambers
March 6, 2014
7 p.m.

PRESENT: Chair Linda Bolte; Commissioners Mark Benson, David Mann, Greg Marsey, Steven Rouse

EXCUSED: Commissioners Jeremy Burton, Douglas Gilbert, Gail Moran

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Plan Commission Attorney; Doug Kaarre, Historic Preservation Urban Planner; Historic Preservation Commission Chair Rosanne McGrath, Historic Preservation Commissioner Regina Nally

Roll Call

Chair Bolte called the meeting to order at 7:06 p.m. and roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Approval of Minutes

Commissioner Rouse motioned to approve the minutes from February 6, 2014. Commissioner Benson seconded. Minutes were approved upon submission.

Public Hearing(s)

PC 14-01: Zoning Ordinance Text Amendment; Add *medical cannabis dispensing organization* to the list of permitted uses within the H Hospital and C commercial districts with a prohibition in the Perimeter Overlay District. FINDINGS OF FACT.

Commissioner Benson motioned to approve the Findings of Fact. Commissioner Mann seconded. A roll call vote was taken:

Benson- yes

Rouse- yes

Mann- yes

Marsey- yes

Bolte- yes

The motion was approved 5-0.

Other Business

Historic Preservation Discussion with Historic Preservation Commission (HPC) representatives

HPC Commissioner Regina Nally went over a presentation on possibly increasing the collaboration between the HPC and the Plan Commission.

She said the HPC was invested in protecting the village's historic context- and that context infiltrates beyond historic districts and was a big part of Oak Park's identity. She said the HPC strategic plan was developed with guiding principles and they supported a lot of what the plan commission seeks to do in its

projects. Principles like preserve first, then repair and then replace. She said empty areas would have a different approach with goals of compatible yet distinctive design. The HPC felt it was important to have a process to coordinate input and dialogue between the two commissions and have the dialogue early in the development process- so that input could be given that would integrate preservation in the planning process of such key developments like the Colt development, for example.

She said perhaps staff could identify an early point where the two commissions could interact and adding a liaison from the Plan Commission to the HPC would be helpful. The idea would be the commission liaisons would determine when further discussion was necessary.

HPC Chair Rosanne McGrath was also present and said another key issue was that Village ordinance required the HPC to give input based on the location of a certain development, but on those other key projects that don't fall within the ordinance parameters they'd like to provide input to keep intact preservation values. Commissioner Rouse asked if this included new construction. HPC Commissioner Nally agreed; saying new infill within a surrounding context should have a relationship with the neighborhood. She said it wouldn't be small-scale issues like what type of bricks to use, but higher level concepts like scale or pattern repeats that architects could incorporate into design. Commissioner Marsey asked if they were considering an ordinance change or just something developers could take advantage of in the development process. HPC Commissioner Nally said it wouldn't be an ordinance change, just interaction between the groups.

A short discussion ensued about the timing of this type of conversation as typically when the Plan Commission gets an application the design of a development was pretty well formed. Mr. Failor went over the application process and suggested the chairs of the two commissions be present for some of the staff review process to offer perspective.

Chair Bolte also suggested the HPC present their values to the new Oak Park Economic Development Corporation so that they can also encourage development that keeps to those values. Commissioner Marsey cautioned that for smaller developments, an added layer of review could be frustrating for developers unless there was some incentive to offer like a tax incentive. HPC Chair McGrath clarified they wouldn't want to engage with the smaller developments or by right developments, just key or high profile projects in the Village.

Discussion ensued about prior collaborations on projects between the HPC and Plan Commission. Commissioner Mann felt it would have been helpful for a representative from the HPC to be present at public hearings to explain its findings. HPC Chair McGrath agreed.

Chair Bolte reminded commissioners that with the new Comprehensive Plan being drafted, many of the chapters would provide guidance for future development. Commissioner Benson added that he was working on development and knew he'd prefer input very early on as the economics of a project can change dramatically. HPC Chair McGrath agreed, saying the HPC always urged residents to talk with them early in the process so that input could be incorporated. Mr. Kaarre said staff alerts any potential projects to economic incentives that qualify under historic preservation.

Chair Bolte summed up the discussion saying staff would investigate involving the chairs of the two commissions early in the review process. She said the Plan Commission would try to get a sense early in an application if the HPC should be involved in order to invite a representative to the first public hearing meeting to be a part of the initial conversation. Mr. Failor clarified that staff would likely talk with only the chairs as many details may not be public. Chair Bolte agreed.

Structure for Comprehensive Plan Public Hearing

Mr. Failor reviewed the next steps for the Comprehensive Plan, saying the Plan Commission public hearing would allow the public to have a chance to comment and commissioners would review the document on a higher level.

Chair Bolte said the document would likely be 200 pages and while that may seem daunting to review, the key issues would be cross-referencing relationships between the various chapters or topics and ensuring there aren't huge conflicts or redundancy. She said keeping the goals and core values at the forefront of discussion would ensure the meeting stayed out of the weeds.

Mr. Failor explained that the document would be coming from a working group- the Comprehensive Plan Advisory Committee, which would be reviewing all chapters so hopefully large oversights would have been found and fixed. Chair Bolte said the Board of Trustees had an early review a few months ago and their concern was that there were specific commitments made in the document that the village would then have to fulfill.

Commissioner Marsey asked if the Board would give clear direction on what to review. Commissioner Rouse agreed, asking if they could get a clear mandate from the Board. Mr. Failor agreed, clarifying that the Board had not made the referral as of yet.

Commissioner Benson asked if they would be giving an up or down on approval or will there be comments. Mr. Failor said they could say they deny the plan or accept the plan or that the plan needs revision, which the Plan Commission would list with their recommendation. Mr. Failor said the public hearing on the Comprehensive Plan was likely to be in May or June.

Mr. Failor said the Board should be sending a planned development application to the Plan Commission for the April meeting. There was discussion about adding a possible second meeting in April to finish the application in a timely fashion. Staff would check schedules about the possible date.

Adjournment

Commissioner Benson motioned to adjourn the meeting. Commissioner Marsey seconded. The meeting was adjourned at 8:53 p.m.

Angela Schell,
Recording Secretary