

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- COUNCIL CHAMBER
November 13, 2014
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Garret Eakin, Mark Gartland, Douglas Gilbert, Steven Rouse

EXCUSED: Commissioners Mark Benson, Jeremy Burton, Greg Marsey

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Plan Commission Attorney; Steve Lorz, Neil Armstrong, applicants

Roll Call

Chair Mann called the meeting to order at 7:05 p.m. and roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Approval of Minutes

None.

Public Hearing(s)

PC 14-07: Zoning Ordinance Text Amendment; Craft Brewery; the Applicant seeks approval of an amendment to the Village of Oak Park Zoning Ordinance to allow Craft Breweries as permitted uses in the C Commercial District and as a special use in the B1/B2 General Business District. FINDINGS OF FACT

Commissioner Rouse explained that he reviewed a video recording of the prior meeting on this hearing. Chair Mann asked for any testimony and finding none, closed the public hearing and opened deliberation. With no comments from commissioners, Chair Mann moved on to the Findings of Fact. There were no revisions to the document.

Commissioner Gilbert moved to approve the Findings of Fact as submitted. Commissioner Eakin seconded. A roll call vote was taken:

Gilbert- yes
Eakin- yes
Gartland –yes
Rouse –yes
Mann - yes

The motion passed unanimously.

PC 14-08: Special Use Application- Craft Brewery (6806 Roosevelt Road); The Applicant seeks approval of a craft brewery on Roosevelt Road within a B1/B2 General Business District subject to the text amendment approval. HEARING AND FINDINGS OF FACT

Chair Mann recapped the prior meeting and asked Commissioner Rouse if he had reviewed the video recording of the prior meeting. Commissioner Rouse agreed.

Mr. Steve Loran, applicant, reviewed his application for a special use for a craft brewery on Roosevelt Road. He said the premises would serve light snacks but no food prep, the tap room space would be approximately 25% of the total space and their brewing capacity would top out at 2000 barrels. He said they would be able to work within the neighborhood without any detriment to their neighbors. He said they met many of the goals of the Comprehensive Plan as outlined in the prior meeting.

Chair Mann asked for any testimony in favor or opposed. As there was none, Chair Mann noted there was prior testimony and submitted testimony that commissioners had reviewed. Chair Mann noted there was one person signed up to cross examine, but as they were not present, Chair Mann closed the hearing.

Commissioner Gilbert said it was an excellent application and he admired that they wanted to be a good neighbor. He said it would be a strong project for the village; it met the goals of the plan and the goals of the Roosevelt Road effort.

Commissioner Eakin agreed, he said it would generate a lot of activity and it was exciting that it was a business that was being reinvented and localized and it was a great model for people interested in doing new kinds of business.

Chair Mann added that he appreciated the applicant wanting to stay in Oak Park and coming to the commission with the application. He also admired taking an underused section of the street and revitalizing it.

Commissioner Gilbert moved to approve the special use application as presented. Commissioner Gartland seconded. A roll call vote was taken:

Gilbert - yes
Gartland -yes
Eakin-yes
Rouse-yes
Mann-yes

The motion was approved unanimously.

Chair Mann moved on to review the draft Findings of Fact. Attorney Karaca explained that due to an accelerated time schedule he had prepared a draft that commissioners should discuss. Commissioner Rouse moved to approve the Findings of Fact in form after having a chance to review the document. Commissioner Gilbert seconded.

Commissioner Gilbert asked on page 31 to reframe the burden on neighbors phrase to “would not unduly burden”. Commissioners agreed.

Chair Mann noted there was synergy with the environmental chapter of the comprehensive plan and it was not really reflected in the findings. Chair Mann said there were goals of the applicant for zero waste, conserving and approving water quality, and lowering energy consumption. Attorney Karaca said he would add those references to the comprehensive plan into the findings.

Commissioner Rouse moved to amend his motion to add the comments discussed. Commissioner Gilbert seconded. A roll call vote was taken:

Rouse- yes
Gilbert- yes

Eakin –yes
Gartland-yes
Mann –yes

The motion was approved unanimously.

Mr. Failor noted it would go to the Village Board on Monday, November 17, 2014 during the regular board meeting in order to expedite the process for the applicant.

Other Business

Rules of Procedure

Mr. Failor reminded commissioners that at a prior Plan Commission meeting there was a conversation to modify the language in the Rules of Procedure so there was no requirement to ask for someone's address when giving testimony. He noted the Rules now reflect that change and he also made a few revisions to bring the document up to date, including: changing audio and tape recording to video recording; updating the correct date of monthly meetings; updating employee titles; and clarifying the noticing requirements for the different type of applications as per the Zoning Code requirements.

Commissioner Gartland moved to approve the Rules of Procedure as amended. Commissioner Eakin seconded. A voice vote was taken and the motion was approved unanimously.

Mr. Failor said as the regular Plan Commission meeting would be January 1, 2015; he would poll commissioners on meeting January 8, 2015 instead. He said so far, there was nothing on the agenda for a December meeting but he would confirm with commissioners next week should the meeting be cancelled. Upcoming possible hearings include the Colt Site development in March and 1000 Lake Street in April.

Adjournment

Commissioner Gilbert moved to adjourn. Commissioner Rouse seconded. The meeting adjourned at 7:32 p.m.

Angela Schell,
Recording Secretary