

MINUTES
SPECIAL MEETING OF THE OAK PARK PLAN COMMISSION
VILLAGE HALL- ROOM 101
November 12, 2015
7:00 p.m.

PRESENT: Chair David Mann; Commissioners Jeremy Burton, Garret Eakin, Douglas Gilbert, Greg Marsey, Kristin Nordman

EXCUSED: Commissioners Mark Gartland, JoBeth Halpin and Monica Sanders

ALSO PRESENT: Craig Failor, Village Planner; Jacob Karaca, Attorney
Arista Strungys and Chris Jennette, Camiros, LTD

Roll Call

Chair Mann called the meeting to order at 7:00 p.m. Roll was called. A quorum was present.

Non-Agenda Public Comment

None.

Approval of Minutes

None.

Public Hearing

None.

Other Business

Presentation by Camiros, LTD regarding the Madison Street zoning district regulations.

Mr. Failor explained the Madison Street Coalition, the Madison Street Business Association and the Business Advisory Council and the chair of the Zoning Board of Appeals were invited to tonight's meeting to weigh in on the draft.

Ms. Arista Strungys reviewed each page of the draft and asked for questions or comments for each page. Ms. Melissa Mickelberry asked about the retail corridor proposed along the middle stretch of Madison and the personal services businesses that would become non-conforming. Ms. Strungys said those businesses would be grandfathered in, but new uses other than retail would not be permitted.

Mr. Failor explained the idea was to concentrate retail in that small section to encourage retail use but outside of that corridor personal use or office use would be allowed. Ms. Strungys noted the retail restriction would only be on the ground floor. Commissioner Gilbert asked if a non-conforming business would be allowed to expand. Ms. Strungys said no. Mr. Failor said a business could seek a variance if necessary. Chair Mann asked how many existing businesses would become non-conforming. Ms. Strungys said they would need to come back with that information. Ms. Strungys clarified outside of the retail corridor, drive-thru and auto-oriented uses would be allowed. Mr. Failor noted the Board has already authorized a road diet, which will slow down cars and create a more pedestrian-friendly area.

Chair Mann asked about parking in the retail corridor versus Madison as a whole. Ms. Strungys said the same requirements would apply. Chair Mann asked about parking lots. Ms. Strungys said there was no prohibition for an accessory parking lot; buildings would be built right to the street with parking in the rear. Commissioner Eakin argued that lot depths would make for thin buildings and he wasn't convinced it would be a pedestrian-friendly area.

Ms. Strungys reviewed the parking requirements. Commissioner Gilbert asked about the transit-oriented parking reduction and would Madison in its entirety qualify for that reduction. Ms. Strungys said they would have to do an analysis to confirm. Mr. Failor noted it was not just the train lines but the bus line along Madison could count as well. Ms. Mickelberry asked about parking lots that currently front Madison. Ms. Strungys said those lots would be grandfathered in.

Commissioner Gilbert said he was not in favor of the retail-only corridor; he would be curious to see what businesses would become non-conforming.

A discussion ensued about rear setback requirements. Ms. Strungys clarified the front setback would be zero and the rear would be 20 feet, reduced from the current standard of 25 feet. Commissioners Burton and Gilbert said they were concerned about reducing the rear setback. Commissioner Gilbert said it could be a concern for neighbors if there was a tall development. Ms. Strungys said with the narrow lots, they were attempting to give a little bit more room for development. Mr. Failor said it's possible to leave the rear at 25 feet and if a developer needs to ask for a variance that would be available.

Commissioner Eakin said the illustrations given in the draft were not appealing and needed to be replaced. The consultants said they could be changed out with better pictures.

Commissioner Burton urged consultants to recognize how important parking is in the Village as the issue comes up in nearly every development. Ms. Strungys said they would do a comprehensive analysis of parking for the larger zoning document. Commissioner Gilbert questioned reducing parking to one per unit because of the needs for guest or overnight parking in the area. He suggested 1.1 per space. Ms. Strungys said they could look at maybe breaking that down to the type of dwelling unit.

Ms. Theresa Jurgus, from Baird & Warner, asked about outdoor seating requirements. Mr. Failor explained that was in the public right-of-way and the Village has an ordinance in place governing that process.

Chair Mann asked about wind energy systems and if shadow casting has been an issue. Ms. Strungys said that was sometimes an issue for large wind turbines, but for smaller personal-use ones there have not been too many issues in terms of shadow flicker.

Commissioner Marsey asked if the Village Forester was consulted on spacing for trees and shrubs in the landscaping requirements. Mr. Jennings said it was standard to have thirty feet spacing but they would reach out to staff to confirm those requirements were appropriate. Commissioner Marsey asked about village-owned property and possible redevelopment agreements coming to play, which document would have legal authority on the development. Ms. Strungys said if an agreement was reached before the zoning document was adopted, that agreement would stand. Commissioner Marsey asked about the timeline for approval. Mr. Failor said a public hearing before the Plan Commission would be in December, then to the Village Board in January.

Ms. Jurgus asked about the elimination of 500 feet rule for beauty salons. Ms. Strungys said they were proposing a retail corridor from Home to East Avenues that would restrict uses outside of retail. Other areas of Madison Street would be subject to the B1/B2 district use regulations, but the 500 feet rule would be eliminated. Mr. Seuok said he owns a beauty supply store and he suggested adding a restriction on beauty supply stores as they tend to cluster. Ms. Strungys said they've removed any spacing requirements throughout Madison Street.

Commissioner Marsey asked about eliminating the Commercial zoning. Ms. Strungys said current businesses such as auto body shops or manufacturing could continue but new ones would not be allowed.

Adjournment

Commissioner Gilbert moved to adjourn. The meeting adjourned at 8:23 p.m.

Angela Schell,
Recording Secretary