

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
REMOTE PARTICIPATION
August 4, 2022
7:00 p.m.

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

PRESENT: Chair Iris Sims, Commissioners; Tom Gallagher, Nick Bridge, Jon Hale, Jeff Clark, Paul Beckwith and Frank Sullivan

EXCUSED: Commissioners Jeff Foster and Paul May

ALSO PRESENT: Craig Failor-Village Planner and Gregory Smith, Plan Commission attorney

Roll Call - Roll was called at 7:03pm. A quorum was present.

Village Planner Failor read into the record a statement regarding remote participation and reviewed the public hearing procedures.

Agenda Approval: Motion by Commissioner Gallagher, Seconded by Commissioner Sullivan. Roll Call Vote as follows: Commissioners; Gallagher-yes, Sullivan-yes, Hale-yes, Bridge-yes, Clark – yes, Beckwith-yes and Chair Sims-yes.

Non-Agenda Public Participation – None.

Approval of Minutes – July 21, 2022: Motion by Commissioner Sullivan, Seconded by Commissioner Gallagher. Roll Call Vote as follows: Commissioners; Gallagher-yes, Sullivan-yes, Hale-yes, Bridge-yes, Clark – yes, Beckwith-yes and Chair Sims-yes.

Public Hearings & Findings of Fact: PC 22-02: Special Use Permit – 501 Lake Street. The Applicant, Oak Park and River Forest High School District 200, has requested a special use permit per Article 9, section 9.2 E of the Zoning Ordinance to allow for the installation of six (6) new athletic field light standards in heights ranging from 80 feet to 90 feet surrounding the south athletic field (South Campus Tract) located on Lake Street between East Avenue and Scoville Avenue. Continued from July 21, 2022.

Oak Park - River Forest High School Superintendent Greg Johnson presented an overview of the requested information by the Plan Commission at the July 21, 2022 meeting.

Ms. Alyson Sternquist, Architect and project manager provided an overview of the impact from the proposed lights on the surrounding neighborhood for the field and in particular the softball field. Ms. Sternquist indicated that based on the photograph shown, there is no light spillage beyond the property lines and that there will be no glare directed toward the residential neighbors. Essentially, no light will be directed toward any residential windows with the proposed lighting standards as it is currently. The lighting technicians / experts confirmed this statement.

Plan Commissioner began with questions on the stated conditions provided by Superintendent Johnson. The commissioners were asking about the public interaction by the School District prior to the hearing. Mr. Johnson indicated that, via a slide, there were many interactions with the neighbors and Oak Park community. In fact, the school district provided compromises based on those conversations.

Ms. Jan Arnold, Park District of Oak Park Executive Director responded to a commissioner question regarding usage of the field during the extended lighting time of 8:00PM to 10:00PM. She indicated that it would be used for adult programming and by affiliate organizations five nights a week during the stated 4-month period.

The Commissioners asked questions regarding the proposed lights. They discussed with the School District and Architect the potential impacts from the new lighting upon the residential neighbors as mentioned above. It was also suggested that the baseball field be relocated. It was mentioned that the lights should be on timers with an exact cutoff at 10PM. A discuss was had on the potential for the lights to remain on for a few minutes if a game was not finished by 10PM. Executive Director Arnold indicated that their lights are on timers and doesn't see a need for games to go beyond 10:00 PM. It was mentioned by a commissioner that uses on Sundays should not be restricted as it is currently.

Mr. Stephen Allsteadt, 136 Frank Lloyd Wright Lane, was allowed additional cross-examination the applicant with questions pertaining only to new information. He asked about prohibiting a Public Address system, commercial concessions and restricting the number of days for light usage.

Plan Commissioners continued to debate the need for additional conditions such as prohibiting a Public Address system and commercial concessions as well as being stricter with the 10:00 PM lighting cutoff.

Commission Clark made a motion to approve the application, Seconded by Commissioner Gallagher with the following conditions by a roll call vote:

1. That the landscaping around the South Campus Tract be maintained in substantial conformity with the plan by Wight and Company dated August 8, 2002 which was submitted into evidence as part of Ordinance 2002-O-52.
2. That the light standards not exceed 100 feet in height and have a silver, galvanized steel finish.
3. That the lights atop the light standards be turned off not later than 10:00 p.m., Monday through Saturday.
4. That the lights atop the light standards not be used on Sundays.
5. That the gates to the South Campus Tract be locked at 10:00 p.m., Sunday through Saturday, and reopened at 6:00 a.m. each morning.
6. That light spillage from the light standards measured at the property line surrounding the South Campus Tract shall not exceed the foot candles set forth in the attached plan drawn by Amsco Engineering, dated June 29, 2022.
7. That no commercial concessions be provided on the South Campus Tract.
8. That adequate trash receptacles and trash clean-up services be provided at the South Campus Tract.
9. That signage be provided at each gated entrance to the South Campus Tract, directing users to observe the "permit parking only" status of on-street parking in the neighborhood and other applicable conditions imposed herein.
10. That the Applicant not rent the South Campus Tract for commercial purposes to a for-profit entity.
11. The extended timing for the lights would not be needed at all from July through February, limiting use of the lights from 8:00 p.m. to 10:00 p.m. to four months of the year: March, April, May, and June.
12. The lights will not be on until 10:00 p.m. unless specific programming requires it. When the field is not in use during March, April, May, and June, OPRFHS will keep the lights off.
13. Between the hours of 8:00 p.m. and 10:00 p.m. during the months mentioned above, the South field will be scheduled for use by the Park District and their affiliates for their spring sports programs.
14. A public address system shall be prohibited on the South Campus Tract.

15. That in the event that any of the forgoing conditions and restrictions shall not be fulfilled at any time in the future, said events shall be deemed a violation(s) of the Zoning Ordinance and the Zoning Administrator shall take appropriate action

Clark – Yes
Gallagher – Yes
Beckwith – Yes
Sullivan – No
Bridge - Yes
Hale – No
Chair Sims – Yes

Motion passed with a 5-2 vote.

Commissioner Clark made a motion to approve the Findings of Fact report as modified, Seconded by Commissioner Gallagher with a roll call vote as follows:

Clark – Yes
Gallagher – Yes
Beckwith – Yes
Sullivan – No
Bridge - Yes
Hale – No
Chair Sims - Yes

Motion passed with a 5-2 vote.

Adjournment: The meeting was adjourned at 8:12 p.m. Motion by Commissioner Clark, Seconded by Commissioner Sullivan. Roll Call Vote as follows:

Clark – Yes
Sullivan – Yes
Gallagher – Yes
Beckwith – Yes
Bridge - Yes
Hale – Yes
Chair Sims - Yes

Village Planner Failor updated the Plan Commission on possible applications in the near future.

Prepared by: Craig Failor, Village Planner / Staff Liaison