

MINUTES  
MEETING OF THE OAK PARK PLAN COMMISSION  
VILLAGE HALL- ROOM 201  
November 1, 2018  
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 David Mann; Commissioners Glenn Brewer, Jeff Foster (7:15PM), Lawrence Brozek, Paul May, Greg Marsey, Joseph Flowers and Iris Sims (7:05 PM).

EXCUSED: Commissioner Kristen Nordman

ALSO PRESENT: Craig Failor, Village Planner, Gregory Smith, Plan Commission Attorney

#### Roll Call

Chair Mann called the meeting to order at 7:03 p.m. Roll was called. A quorum was present.

#### Non-Agenda Public Participation

None

#### Approval of Minutes

October 1, 2018 – Approved as submitted - Commissioner May made the motion to approve; Second by Commissioner Brewer

#### Public Hearings

##### **PC 2018-08: Zoning Ordinance Text Amendment – Design Standards for Single Family Residences:**

The Applicant has requested consideration of the addition to the Oak Park Zoning Ordinance of design standards and review considerations for single-family detached residential dwelling units, with an amendment to Article 4 (“Residential Districts”), Section 4.4 (“General Standards of Applicability”), Subsection A (“Design Standards”) of the Oak Park Zoning Ordinance, by adding, “Detached single-family and...” to the text, and an amendment to Article 7 (“Design Standards”), Section 7.1 (Purpose), by adding “...Commercial and Residential...” in the text, and Section 7.2 (“Applicability”), Subsection A, by adding “5. New Construction and substantial enlargements and /or alterations of detached single-family dwellings,” and Section 7.3 (“Design Review”) Subsection C., by adding a reference to the new Sections 7.5 and 7.6 of this Article 7, and the addition of a new Section “7.5 Building Design Standards –Single-Family Residential Dwellings” with mandatory design standards for single-family detached residential dwelling units and with discretionary review considerations, and changing the numbering of current Section 7.5 to 7.6 (“Energy Efficient Construction”), of the Oak Park Zoning Ordinance. **FINDINGS OF FACT**

After review of the finding of fact draft for the Zoning Ordinance Text Amendment, Commissioner Marsey made a motion to approve the findings of fact report, seconded by Commissioner May.

Roll Call Vote:

Commissioner Marsey – yes  
Commissioner Sims – yes  
Commissioner Brozek – yes

Commissioner May – yes  
Commissioner Brewer –yes  
Commissioner Flowers - yes  
Chair Mann – yes

**PC 2018-09: Zoning Ordinance Text Amendment – Work Lounge:** The Applicant has requested an amendment to the Oak Park Zoning Ordinance: 1.) Article 2 (“Definitions and Rules of Measurement”), Section 2.3 (“Definitions”), to define “Work Lounge” as follows; “A shared office-concept use including a first floor facility for the presentation of live performance (such as music, theatrical plays, stand-up comedy, magic, open-mic nights, spoken word), as well as events and group activities (such as salon-style discussions with authors, scholars and community members, trivia nights, pool and dart leagues, murder-mystery events, sporting event viewing, birthday parties, holiday parties, anniversary parties, corporate off-site meetings and book clubs). A Work Lounge venue does not include any adult entertainment or gambling” and 2 Article 8 (“Uses”), Section 8.3 (“Use Restrictions”); A. DT District, and Table 8-1 (“Use Matrix”) to include Work Lounge a special use in the DT Downtown District zoning district

**PC 2018-10: Special Use Permit – Work Lounge:** The Applicant has requested a Special Use Permit based on the above Zoning Ordinance Text Amendment for a “Work Lounge” located at 193 North Marion Street.

Mr. Ron Halverson, applicant, provided an overview of their requests for a Zoning Ordinance text amendment and Special Use permit. Mr. Halverson’s presentation included a review of their business plan, hours of operation, use of the premises, sales of alcoholic beverages, parking in the area, signage, use of rear of building, the beverage system, security and manager attendance. Mr. Halverson reviewed their compliance with the standards.

Village Planner Failor provided an overview of staff’s report.

The Commissioners asked regarding the Village’s master plan for the Greater Downtown, taxation, office use, the Zoning Ordinance’s 50 foot setback regulation, smoking distance from entrance, back yard use, the beverage dispensing system, party use, public use, State licensing. They also inquired about key activities, 2<sup>nd</sup> and 3<sup>rd</sup> floor uses and their security system. The Plan Commission asked how this use differed from a bar and wanted to understand the maximum alcohol drink limit to be regulated by the applicant. They were interested to know the communication attempt by the applicant with the neighborhood.

### **Cross Examination**

Mr. Greg Melnyk represented salon owner Tony Salerno who operates the salon business at 191 N. Marion Street and owns the building. Mr. Melnyk inquired about public use, text amendment need if no liquor license was granted, and how the event space would be used.

Mr. Jim Salerno inquired about smoking controls in the public way, staffing of the business and the drink card operation.

### **Public Comment**

Ms. Sandra Sokol, Mr. Greg Melnyk for Tony Salerno, Ms. Tiffany Vega, and Ms. Diana Ostreho all spoke in opposition to the application. They were concerned about a diminished quality of life, not enough parking, noise volume of the events, village enforcement of any issues, this is a bar, hours of operation, elitist memberships, better on Lake Street, use doesn’t match text amendment, not enough restrictions, no hardship, this is a residential area, over capacity could happen, lines to get into the spaces along the sidewalk, deters renters, not the City of Chicago, build out will be loud and

after hours, late night activities, trash increase, noisy trash disposal after closing, smokers on the sidewalk in front of apartment entrance and the applicant didn't speak one-on-one to the abutting neighbors.

The Plan Commission discussed the use as a bar, occupancy, equated the use to a Starbucks with alcohol sales, containing indoor use indoors, no outside dining and time limits on operations.

#### **Closing Statement - Applicant**

Mr. Halverson responded to questions and statement by stating that the use would add vibrancy to the area, continue an approved use (office), no bottles will be used creating noise during clean ups – it will be an eco-friendly establishment, there will be no new construction as the space is finished, if any disturbances occur anyone can speak to the onsite manager or call the applicant.

#### **Closing Statement – Opposition**

Mr. Melnyk indicated that this was not the appropriate use for the area and doesn't meet the standards.

#### **Rebuttal – Applicant**

Mr. Halverson reiterated the positives of the proposal.

The Plan Commission began their deliberations.

The Commission indicated their concerns regarding this proposal. They recommended removing some of the listed uses within the definition such as amplified events; open mic nights and pool and dart leagues. They discussed hours of operation, uses outside the work lounge space, and complaints.

The Commission discussed the conditions of special use approval for the Findings of Fact.

Commissioner Sims made a motion to recommend approval of the **text amendment** application regarding adding the amended Work Lounge definition to Article 2, seconded by Commissioner May.

Roll Call Vote:

Commissioner Marsey – yes  
Commissioner Sims – yes  
Commissioner Brozek – yes  
Commissioner May – yes  
Commissioner Brewer – no  
Commissioner Foster – yes  
Commissioner Flowers – yes  
Chair Mann – yes

Commissioner Marsey made a motion to recommend approval of the **text amendment** application regarding listing Work Lounge as a Special Use in Article 8 under the Office category, seconded by Commissioner Sims.

Roll Call Vote:

Commissioner Marsey – yes  
Commissioner Sims – yes

Commissioner Brozek – yes  
Commissioner May – yes  
Commissioner Brewer –abstain  
Commissioner Foster – yes  
Commissioner Flowers - yes  
Chair Mann - yes

Commissioner Marsey made a motion to recommend approval of the **text amendment** application regarding adding Work Lounge as an allowed use within the first 50 feet of a street line to Article 8, seconded by Commissioner Sims.

Roll Call Vote:

Commissioner Marsey – yes  
Commissioner Sims – yes  
Commissioner Brozek – yes  
Commissioner May – yes  
Commissioner Brewer –no  
Commissioner Foster – yes  
Commissioner Flowers - yes  
Chair Mann - yes

Commissioner May made a motion to recommend approval of the **special use** application with the following conditions:

1. No windows shall open on the Subject Property towards the public way, and the work lounge use shall not occur within the public way.
2. No smoking shall occur in locations prohibited by the Village Code.
3. The public hours of operation for the work lounge shall be no later than 10:00 PM.
4. There shall be no public use of the rear exit on the Subject Property except in an emergency.

This motion was seconded by Commissioner Marsey.

Roll Call Vote:

Commissioner Marsey – yes  
Commissioner Sims – yes  
Commissioner Brozek – yes  
Commissioner May – yes  
Commissioner Brewer –no  
Commissioner Foster – yes  
Commissioner Flowers - yes  
Chair Mann - yes

Chair Mann called for a recess while Plan Commission Attorney Smith and Village Planner Failor prepare the final draft of the findings of fact report.

After review of the revised finding of fact draft for the Zoning Ordinance **Text Amendments**, Commissioner Marsey made a motion to approve the findings of fact report, seconded by Commissioner Foster.

Roll Call Vote:

Commissioner Marsey – yes  
Commissioner Sims – yes  
Commissioner Brozek – yes  
Commissioner May – yes  
Commissioner Brewer –yes  
Commissioner Foster – yes  
Commissioner Flowers - yes  
Chair Mann – yes

After review of the revised finding of fact draft for the **Special Use**, Commissioner May made a motion to approve the findings of fact report, seconded by Commissioner Sims.

Roll Call Vote:

Commissioner Marsey – yes  
Commissioner Sims – yes  
Commissioner Brozek – yes  
Commissioner May – yes  
Commissioner Brewer –yes  
Commissioner Foster – yes  
Commissioner Flowers - yes  
Chair Mann – yes

**Other Business**

Village Planner Failor indicated there may be an application ready after the first of the year.

**Adjournment**

Commissioner Foster moved to adjourn. Commissioner May seconded. The meeting adjourned at 10:18 p.m.

Prepared by: Craig Failor, Village Planner & Staff Liaison