

**Minutes of the Community Design Commission Meeting
April 27, 2022 7:00 p.m.
Remote Participation**

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>

Community Design Commission meeting called to order at 7:03 p.m. and roll was called. A quorum was present. Village Planner Failor read into the record the Covid-19 statement.

Attendees; Cynthia Ross, Cindy Wong and Julia Kuhn

Absent: Chair: Juan Betancur Commissioners: Jonathan Kirk

Also present: Craig Failor, Village Planner and Michael Bruce, Zoning Administrator

Commissioner Cindy Wong was voted in as Acting Chair for the meeting.

Agenda Approval

Commissioner Ross made a motion to approve the Agenda. Commissioner Kuhn seconded the motion. A roll call vote was taken and the Agenda was variance was unanimously approved as follows:

Ross – Yes
Kuhn - Yes
Acting Chair Wong - Yes

Non-Agenda Public Comment: None

Approval of Minutes: February 23, 2022- Commissioner Ross moved to approve the minutes. Commissioner Kuhn seconded. A roll call vote was taken and the minutes were approved unanimously as follows:

Ross - Yes
Kuhn - Yes
Acting Chair Wong – Yes

Public Hearing(s); Sitting as the Design Review Commission:

The Applicant requested variations from Sections 7-7-14 (B) and Section 7-7-15 (D) (1) (b) of the Village of Oak Park Sign Code. Section 7-7-14 (B) requires that a menu board sign shall not exceed six (6') feet in height. The applicant requested a sign variance to install a 6'-10" tall menu board. Section 7-7-15 (D)(1)(b) allows one wall sign per street frontage. In order to install both a 23.33 square foot "Dunkin" sign and a 14.4 square foot "Baskin Robins" sign on the north elevation of the building, the applicant requested a sign variance.

Mr. Sunny Patel presented the application. He indicated that corporate requires each store to revise their branding every 10 years. With the rebranding came a need for modifications to their signs and menu board. There were several neighbors who voiced their concerns regarding business operations; indicating a need for better garbage pickup, traffic control, parking in the neighborhood, speaker volume, pan handling, rat control, dumpster maintenance, and customer consideration for the neighborhood. Most of these issues are not related to the variance requests, but they felt they needed to be said to the applicant and village representatives.

The Commission discussed the size of the proposed menu board verses the existing size and determined it was smaller in square footage and width, but taller (per the variance request). The Commissioners discussed the brightness of the menu board. The applicant indicated it would be brighter, but will be turned off at 10PM. The Commission they would support the variances based on the site plan and elevations provided. The Commission made a motion, then withdrew their motion in order to add conditions. It was noted that this property is still subject to the Special Use permit approved for the drive through.

Commissioner Kuhn made a motion to approved the wall sign as proposed. Commissioner Ross seconded the motion. A roll call was taken and the variance approved unanimously as follows:

Kuhn - Yes
Ross - Yes
Acting Chair Wong – Yes

Commissioner Ross made a motion to approved the menu board sign as proposed with the condition that it be installed per the site plan and be turned off promptly at 10PM. Commissioner Kuhn seconded the motion. A roll call was taken and the variance approved unanimously as follows:

Ross - Yes
Kuhn - Yes
Acting Chair Wong – Yes

Other Business – Updates.

Village Planner Failor updated the commission on the new online portal for Cavalcade of Pride award nominations. He also indicated that a table will be available for the Day in our Village in June. Failor also mentioned that the Sign Ordinance modifications were approved by the Village Board.

Reports – None.

Adjournment - Commissioner Ross moved to adjourn the meeting. Commissioner Kuhn seconded the motion. The meeting adjourned by Roll Call at 8:13 p.m. with the following:

Ross - Yes
Kuhn - Yes
Acting Chair Wong – Yes

Prepared by: Craig Failor, Village Planner