

**Minutes of the Community Design Commission Meeting
June 22, 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 7:02 p.m. and roll was called. A quorum was present. Village Planner Failor read into the record the Covid-19 statement.

Attendees; Chair: Betancur Commissioners: Kirk, Ross, Wong and Kuhn

Absent: None

Also present: Craig Failor, Village Planner

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

Ross – Yes
Kirk – Yes
Wong - Yes
Kuhn - Yes
Chair Betancur - Yes

Non-Agenda Public Comment: None

Approval of Minutes: April 27, 2022- Commissioner Kuhn moved to approve the minutes. Commissioner Ross seconded. A roll call vote was taken and the minutes were approved unanimously as follows:

Kuhn - Yes
Ross – Yes
Kirk – Yes
Wong - Yes
Chair Betancur – Yes

Public Hearing(s); Sitting as the Design Review Commission: The Applicant, AH Oak Park, LLC, requested a variation from Section 7-7-15 (D) (5) of the Village of Oak Park Sign Code, that requires signage be located on the sign freeze or the sign band of the building immediately above the first floor window and below the second floor window sills to install an “American House” sign on the fourth floor level above the main entrance at the premises commonly known as 703 Madison Street, Illinois, Property Index Number 16-18-201-032-0000 (“Subject Property”).

Village Planner Failor provided an overview of the application and reviewed the staff report. He indicated staff’s support for the sign and reminded the Commission of previous approvals for similar signage for single occupant buildings in downtown Oak Park and along Madison Street.

The Commission began stating comments and asking questions of the applicant. The applicant was represented by Mr. Alan Coy with Redico. The Commission ask for the reasons for the proposed location of the sign at the fourth story. Mr. Coy indicated that the location was positioned over the entry to the facility along Madison Street. His associate mentioned that the height of the surface at the fourth floor was able to accommodate the 4-foot-tall by 10-foot-wide sign better than the second or third floors. Questions were asked if the applicant review other locations on the building for the signage. The applicant had looked at other options but decided the proposed location is best. The Commission inquired as to the location of street trees and potential blockage of lower level areas for signage. It was stated by the applicant that this sign is the only major signage on the entire building.

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

Kirk - yes
Kuhn - Yes
Ross – Yes
Wong - Yes
Chair Betancur – No

Commissioner Ross made a motion to approved the resolution as proposed. Commissioner Kirk seconded the motion. A roll call was taken and the resolution was approved as follows:

Kirk - yes
Kuhn - Yes
Ross – Yes
Wong - Yes
Chair Betancur – No

Other Business – Updates.

Village Planner Failor discussed the need for additional zones to be reviewed by each commissioner due to the low number of appointed commissioners regarding the Cavalcade of Pride nominations. Chair Betancur indicated that two prospects for the commission are being considered. It was Commissioner Wong’s last meeting. The Commission thanked her for her services and wished her well.

Reports – Village Forestry Report was provided.

Adjournment - Commissioner Ross moved to adjourn the meeting. Commissioner Kirk seconded the motion. The meeting adjourned by Roll Call at 7:38 p.m. with the following:

Kirk - yes
Kuhn - Yes
Ross – Yes
Wong - Yes
Chair Betancur – Yes

Prepared by: Craig Failor, Village Planner