

MINUTES
MEETING OF THE OAK PARK PLAN COMMISSION
Council Chambers, Village Hall
January 5, 2023
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; Nick Bridge, Jeff Clark, Tom Gallagher, Jon Hale
Jeff Foster and Frank Sullivan

EXCUSED: Commissioners Paul Beckwith

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

Roll Call - Roll was called at 7:14pm. A quorum was present.

Agenda Approval: Motion by Commissioner Gallagher, Seconded by Commissioner Foster. A voice vote was taken and the agenda was approved unanimously as submitted.

Non-Agenda Public Participation – None.

Approval of Minutes – December 1, 2022: Motion by Commissioner Gallagher, Seconded by Commissioner Sullivan. A voice vote was taken and the minutes were approved unanimously as submitted.

Public Hearings: PC 22-09: 6500-6538 Roosevelt Road (Berwyn Properties, LLC & Dei Cugini, LLC): The Plan Commission will conduct a public hearing on an amendment/major modification to Planned Development Ordinance Number ORD 18-386 to include property commonly known as 6536 Roosevelt Road (former Salvation Army location) abutting the Subject Property to the west of the existing Planned Development in order to expand the existing surface parking lot. The Applicant seeks the following seven (7) allowances from the Oak Park Zoning Ordinance associated with the Planned Development amendment/major modification: (1) relief from Article 5.4 (Roosevelt Road District Dimensional and Design Standards), Section G.2 (Side and Rear Setbacks: Parking Located Adjacent to Buildings), to reduce the required five-foot parking setback along the north property line to one foot; (2) relief from Article 10.2 (Location of Off-Street Parking Spaces) Section B.2(e) to allow parking within the boundaries of the Village of Oak Park for a building or use being served outside the Village of Oak Park boundaries (i.e., eight van-sized route truck vehicles); (3) relief from Article 10.3 (Off-Street Parking Design Standards), Section G (Landscape and Screening), to allow a reduction in parking lot landscaping requirement set forth in Article 11 (Landscaping); (4) relief from Article 10.3 (Off-Street Parking Design Standards), Section B.2 (Access), to not provide internal pedestrian circulation in the parking lot; (5) relief from Article 11.7 (Required Parking Lot Interior Landscaping), Section A, to allow for a reduction of three required landscape islands; (6) relief from Article 11.7 (Required Parking Lot Interior Landscaping), Section B, to reduce the required parking lot landscape area from 10% to approximately 7.4%; and (7) relief from Article 11.7 (Required Parking Lot Interior Landscaping), Section C, to reduce the number of required landscape areas at each end of a parking row.

Mr. Anthony Turano provided a PowerPoint presentation relative to the request and the allowances.

The commissioners asked questions regarding the level of supplemental energy the the solar panels would provide, EV capability, fencing installation relative to existing, landscaping relative to installation, containers and possible increase in plantings, traffic through the proposed alley access point, delivery truck/van traffic, the need to park delivery truck/vans on site, registration of proposed delivery trucks/vans, and the precedents of allowing delivery trucks/vans to park on site.

The applicant indicated that the solar panels will provide for approximately half of the office building needs. He stated that the site will be constructed with opportunities for EV charging station in the future. The proposed landscaping would be the same as what was previously approved on the office building site. The delivery truck/van parking would be for overflow from another site. It would not necessarily be full all the time. Any delivery truck/van routes would be through the Gunderson Avenue access and not through the proposed alley access gate.

Traffic consultant for the applicant, Javier Milan with KLOA, stated that a 12-foot-wide gate would be adequate for personal vehicles exiting from the lot, but would prohibit delivery truck/van access.

The Plan Commission discussed conditions relative to the proposed alley access drive and gate; shall only be a secondary exit, no delivery truck/van access, gate shall be reduced to maximum of 12 feet wide, and there shall be a posting of a left-turn-only sign.

Chair Sims asked for a motion. Commission Gallagher made a motion to approve the application with conditions, Seconded by Commissioner Bridge with the following roll call vote:

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

Motion passed with a 7-0 vote.

Commissioner Hale made a motion to approve the Findings of Fact with additional conditions, Seconded by Commissioner Gallagher with a roll call vote as follows:

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

Motion passed with a 7-0 vote.

Adjournment: The meeting was adjourned at 8:10 p.m. Motion by Commissioner Foster, Seconded by Commissioner Sullivan. A voice vote was taken and the meeting was adjourned.