

**Minutes of the Community Design Commission Meeting
April 26, 2023 7:00 p.m.
Room 201**

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.

Attendees; Chair: Betancur; Commissioners: Kirk, Finley, Kuhn (7:11PM), and Wright

Absent: Commissioner Ross

Also present: Michael Bruce, Zoning Administrator

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

Finley – Yes

Wright – Yes

Kirk – Yes

Chair Betancur – Yes

Commissioner Julia Kuhn arrived shortly after roll call was taken

Non-Agenda Public Comment: None

Approval of Minutes: October 26, 2022- Commissioner Finley moved to approve the minutes. Commissioner Wright seconded. A roll call vote was taken and the minutes were approved unanimously as follows:

Finley – Yes

Wright – Yes

Kuhn – Yes

Kirk – Yes

Chair Betancur - Yes

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

836 S. Oak Park Avenue - The Community Design Commission (“Commission”) held a public hearing on an application filed by the Applicant, Khosrow Zarei, on behalf of Illinois Pain and Therapy Associates, seeking variances from the Oak Park Sign Code relative to increasing permanent window sign coverage and increasing items of information displayed

in a window area, to allow the existing permanent window signage to remain at the premises.

Zoning Administrator Bruce provided an overview of the staff report.

Mr. Khosrow Zarei, Manager of the Illinois Pain and Therapy Associates, presented the application. He explained that the window signage was installed to provide privacy to clients receiving physical therapy treatment inside.

Commissioner Wright asks, how much would it cost to remove the window signage? Mr. Zarei says 700-800 dollars.

Commissioner Kirk made a motion to approve the application for sign variances to keep the existing window signage. Commissioner Kuhn seconded the motion.

Finley – No
Wright – No
Kuhn – No
Kirk – No
Chair Betancur - No

The Motion failed.

Commissioner Kirk made a motion to deny the application for sign variances to keep the existing window signage. Commissioner Kuhn seconded the motion.

Finley – Yes
Wright – Yes
Kuhn – Yes
Kirk – Yes
Chair Betancur - Yes

The Motion Passed.

Commissioner Kirk made a motion to approve the resolution denying the variance requests to maintain current window signage. Commissioner Kuhn seconded the motion.

Finley – Yes
Wright – Yes
Kuhn – Yes
Kirk – Yes
Chair Betancur – Yes

The Motion passed

812 Madison Street - The Community Design Commission held a public hearing on an application filed by the Applicant, Sugar Beet Food Store Cooperative, seeking variances from following sections of the Oak Park Sign Code relative to increasing permanent window sign coverage and increasing items of information that can be displayed in a window area at the premises.

Zoning Administrator Bruce provided an overview of the staff report.

Peter Nolan, General Manager of Sugar Beet Food Store Cooperative, presented the application. Mr. Nolan presented the new renderings to the Commissioners. He discussed the architect and the fact that the window signage would be used to partially obscure shelving in the store.

Commissioner Kirk made a motion to approve the application for sign variances. Commissioner Finley seconded the motion.

Finley – Yes
Wright – Yes
Kuhn – Yes
Kirk – Yes
Chair Betancur - Yes

The Motion Passed.

Commissioner Kirk made a motion to approve the resolution approving the variance requests. Commissioner Wright seconded the motion.

Finley – Yes
Wright – Yes
Kuhn – Yes
Kirk – Yes
Chair Betancur – Yes

The Motion Passed

Other Business – None

Reports – Forestry Report was provided.

Adjournment - Commissioner Kirk moved to adjourn the meeting. Commissioner Kuhn seconded the motion. The meeting adjourned by Roll Call at 7:20 p.m. with the following:

Ross – Yes
Finely - Yes
Wright - Yes

Kirk – yes

Kuhn - Yes

Chair Betancur – Yes

Prepared by: Michael Bruce, Zoning Administrator