

MINUTES OF THE OCTOBER 4, 2011 SPECIAL MEETING OF THE PLANNED DEVELOPMENT COMMISSION OF THE VILLAGE OF OAK BROOK APPROVED AS WRITTEN ON JANUARY 26, 2012

1. CALL TO ORDER:

CALL TO ORDER

The first Meeting of the Planned Development Commission was called to order by Chairman Champ Davis in the Samuel E. Dean Board Room of the Butler Government Center at 7:01 p.m.

2. ROLL CALL:

ROLL CALL

Gail Polanek called the roll with the following persons

PRESENT: Chairman Champ Davis, Vice Chairman Marcia Tropinski, Members Jeffrey Bulin, Natalie Cappetta, Thomas Doyle, Raju Iyer and Simon Sheers

IN ATTENDANCE: Robert Kallien, Jr., Director of Community Development

3. NEW BUSINESS

NEW BUSINESS

A. RULES OF PROCEDURE

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Introduction to Planned Development Commission – Director of Community Development Kallien reviewed the cumbersome process that was required for the Clearwater development. The Planned Development process will allow packaging, variations, amendments and special uses for a specific development with the ability to review a project in a unified way. It lessens the burden on the applicant to try to meet the test of each request individually. It allows the village to approve a project that has multiple elements under a single approval process. The developer receives increased flexibility for a project and the village gets exactness, in that the final approval of a planned development will identify ultimate building use, location, size, elevations, materials, landscaping, signage, etc. If after approval of the project, the developer wishes to alter any of the approvals, there is a process in place so that it can be modified.

The Planned Development Commission consists of 7 members with two year terms, at the end of which the Village President could either reappoint or rotate members. At the time of reappointment or rotation, one member would be replaced by a new member from either the Plan Commission or Zoning Board of Appeals, depending upon the rotation of the Chair and Vice Chair. The Chair



and Vice Chair will always be the Chairperson of the Plan Commission and Zoning Board of Appeals. The Chair will always have two (2) members from their board/commission and the Vice Chair will always have three (3) members from their board/commission. The Planned Development Commission is not bound to the monthly schedule, special meetings can be called. Proposals within the Planned Development Area would be reviewed by the Planned Development Commission.

REVIEW of RULES OF PROCEDURE

The Village Attorney prepared the Rules of Procedure that have been modeled after the Plan Commission and Zoning Board Rules of Procedure. The Planned Development Commission adopts their rules, which can be reviewed, modified, approved and then adopted by the PD Commission. The Commissioners commenced with their review of the Rules. Only Sections of the proposed rules that required changes are listed below.

Section 1 - General Provisions:

- A. Conflicts of Interest. – Strike remove themselves and replace with not participate in any meeting or hearing.
Include language that would require disclosure to the Commissioners and applicant of anything that might be perceived as a conflict and if there would be any objection to their participation

Section 2 – Officers and Duties:

- H. Completion of Applications – Typo

Section 3 – Meetings:

- A. Meeting Dates – Change to fourth Thursday of each month. – Date unanimously agreed to by commissioners.
- F. Necessary Vote - Grammatical change. Start new paragraph with “A majority vote...”

Section 5 – Continuances: Typo – change commended to commenced.

Section 8 – General Procedures For Considering Applications For Planned Developments.

- C. Appearance by Applicant. Typo – change in to on.
- D. 4. Public Testimony and Comment – reapplication should be changed to repetition.



- D. 5. Cross-Examination. Typo – change cross-examination for to cross-examination by.
- D. 8. Cross-Examination. Discussion by members regarding the form that would require interested parties to fill out an Interested Party Appearance form (Appendix A) in order to allow members of the public the right to cross-examine the applicant, staff, etc. Review with attorney.
- E. 5. Time Limits. In the second sentence change "...five-minute time limit "will" apply to "may" apply.

Section 9 – Recommendations to Village Board Concerning Applications.

- E. Affirmative Vote Required. Change language to be consistent with if an absent yet eligible member... would total 4 or more votes....to continue to the next regular meeting, etc.

Discussion on use of the word impact in zoning cases.

Members agreed to have changes made, reviewed by email and returned for approval at the next regular meeting.

B. OVERVIEW OF PLANNED DEVELOPMENT REGULATIONS

PLANNED
DEVELOP REGS

Director of Community Development Kallien reviewed the Planned Development Regulations stating that these regulations have been taken directly from the Zoning Regulations and have been adopted by the Village.

He noted that after the first planned development case we would be able to review the regulations and if it is determined that changes are necessary, then we would go through the process of a text amendment to modify the language.

The members discussed and questioned some of the language, seeking consistency, definitions, LEED certifications, grammatical changes, etc.

Director of Community Development Kallien discussed the upcoming Pinstripes Planned Development Application.

4. OTHER BUSINESS

OTHER BUSINESS

A. COMMISSIONER COMMENTS

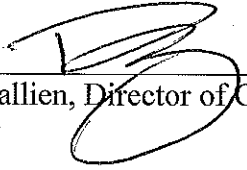
There was no other business to discuss.

5. ADJOURNMENT:

ADJOURNMENT

Motion by Member Sheers, seconded by Member Iyer to adjourn the meeting at 8:15 p.m. VOICE VOTE: Motion carried

ATTEST:



Robert Kallien, Director of Community Development
Secretary