



15440 S. Central Ave.
Oak Forest, IL 60452
708-687-4050

CITY OF OAK FOREST
Planning and Zoning Commission
Meeting Agenda
Wednesday, November 2, 2016 – 7:00 p.m.
Council Chambers

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

READING OF AGENDA – ADDITIONS, DELETIONS

APPROVAL OF MINUTES – CORRECTIONS, CHANGES

October 5, 2016 Minutes

OLD BUSINESS

NEW BUSINESS

UPDATES

1. Design Guidelines
2. Complete Streets

CITIZEN PARTICIPATION

ADJOURNMENT

CITY OF OAK FOREST

PLANNING/ZONING COMMISSION MEETING

Wednesday

October 5, 2016

The Plan/Zone Commission meeting was called to order by Chairman Stuewe at 7:00 p.m. with Roll Call. The Pledge of Allegiance was led by Mr. Cowgill.

PRESENT: Mrs. Morrissy
Mr. Riha
Mr. Walsh
Mr. Ziak
Mr. Oostema
Mr. Schroeder
Mr. Cowgill
Mr. Wolf
Chairman Stuewe

PUBLIC HEARING - PZC CASE #16-011

Chairman Stuewe requested a motion to open the Public Hearing in PZC Case #16-011, "149th Street Subdivision", Petitioner Malecky Builders.

Mr. Oostema made the motion.

Mr. Walsh seconded.

Everyone was in favor.

Chairman Stuewe introduced PZC Case #16-011 for approval of a preliminary/final plat of subdivision to resubdivide one lot into three lots to construct single-family homes in the R-2 Single Family Zoning District at 5033 West 149th Street.

Community Development Director Adam Dotson, explained that this case is going through the Public Hearing process because the property in question needs infrastructure improvements. He

stated that the ditches must be closed and the water channeled by piping it.

Mr. Dotson mentioned that questions have been raised about the current construction of a single-family home on this property. He noted that there is an existing lot at the location and the Petitioner could have applied for a building permit when he gained control of the property. He stated that the Petitioner is within his rights to have construction going on at the particular lot. The Petitioner is requesting to add two additional lots on the property.

Mr. Dotson stated that Staff believes that everything has been accomplished with regard to the necessary public improvements. This means that sidewalks will connect from Sheila Court, around 149th Street to Lavergne; and trees will be spaced appropriately, with each interior lot getting at least one parkway tree and corner lots getting 2 or 3 parkway trees.

Mr. Dotson stated that the ditches will be closed from the west side of Sheila and 149th Street. He noted that the two large M.W.R.D. ditches/water collectors cannot be closed. The developer has been requested to start the connection point right at the corner, with the piping going all the way around to the rear side of the lot on Lavergne.

Mr. Dotson summarized that the Public Works requests for public improvements have been met, and Community Development's requests have been met with regard to the sidewalk connection and trees. He added that all three lots meet the zoning requirements.

Mr. Dotson also pointed out that some of the lots on Sheila Court average the same size as the proposed lots in question. He noted that the proposed lots have a 40' rear yard. (30' is required). The average lot width is between 64' and 72' (corner lot), and each lot averages a 127' deep; very similar to the Sheila Court subdivision. Mr. Dotson added that the lots average well over the 6600 square foot minimum for the area in question.

Mr. Dotson went on to state that this case took time to get to this point. He explained that changes have been made and are being made to the Subdivision Code in order to make sure that the focus is narrowed when individuals come to the City for in-fill development. This Petitioner encountered delays because the City did not have information about what infrastructure would be needed.

Mr. Dotson explained that he expects more of these opportunities to come up, and Staff wants to make sure developers will know what the City's expectations are. He noted that Staff already knows what infrastructure is needed in specific neighborhoods.

Mr. Dotson stated that Staff is satisfied with the proposed public improvements at the property in question and there is a letter of commitment.

Mr. Wolf asked for clarification about the drain sewer. Mr. Dotson reiterated that the sewer will connect with Lavergne and run all the way to the rear lot.

Mr. Wolf asked about the ditch on the west side, where there is an existing home. Mr. Dotson stated that these are the two large collector ditches previously mentioned. Public Works feels that it is not a feasible resolution to cover these collector ditches. Mr. Wolf and Mr. Dotson briefly discussed Sheila Court.

Mr. Dotson added that Staff is working on getting the sidewalk to continue west on 149th Street because the neighborhood needs safe routes to the nearby schools. He stated that this development will help that issue.

Mr. Cowgill asked whether the open ditch will be on the interior or exterior side of the sidewalk on Sheila Court. Mr. Dotson explained that the ditch is located in the parkway, between the street and the proposed sidewalk.

Mr. Walsh asked about a note in the Final Site Plan that states that each lot will have a sump pump with drain tiles. Mr. Dotson stated that Public Works is not requiring sump pumps.

Mr. Dotson pointed out that this Final Site Plan is not the final site plan because it still shows open ditches. This meeting is to Condition that a Final Site Plan be approved for Public Works to recommend for construction.

As the Commissioners had no further questions, Chairman Stuewe offered audience members an opportunity to speak on this issue.

Mrs. Mary Jackowiak, 14919 Sheila Court, introduced herself and was sworn in. Mrs. Jackowiak asked about the drainage ditches. Mr. Dotson's response was not picked up by the recording device.

Mrs. Jackowiak stated that Mr. Dotson has already answered their questions about the density, although she believes that the property looks small for three homes. She voiced concern about traffic and water run-off. She mentioned that the sidewalk is a great addition.

Mrs. Jackowiak asked whether the proposed houses will be similar to those across the street (brick split-levels). Mr. Dotson stated that the requirement generally is 'first floor, all brick'. He stated that Staff is looking for ways to improve the housing stock in the future, hoping for more custom homes rather than repeating the same models on every lot.

Mr. Dotson and Mrs. Jackowiak discussed the home styles on Sheila Court. Mrs. Jackowiak voiced concern about what type of homes the Petitioner intends to build.

Mrs. Jackowiak stated that the developer already is building one house. She asked about the timeline/agenda for the next two houses. Mr. Dotson responded that the other two homes cannot be built until this subdivision process is completed. He again explained that the Petitioner has the right to build this one home on the current lot, regardless of the case at hand.

Mrs. Jackowiak mentioned some of the Petitioner's past projects, noting that they are not custom homes. She voiced concern about the quality of the neighborhood.

Mrs. Jackowiak also mentioned the large drainage ditch and questioned whether her property will be impacted by any rain, water run-off, etcetera. Most of Mr. Dotson's answer was not picked up by the recording device, but he mentioned catching the water and sending it through between the side yards. Mrs. Jackowiak seemed satisfied that her yard will not flood.

Mrs. Jackowiak asked about the price range of the home that is currently being built. Mr. Dotson responded that the market for existing homes in this area is between \$240,000.00 and \$260,000.00. If the new home has upgrades, the price could be higher. Mr. Dotson added that the real estate market in the area in question is moving in the right direction.

Mrs. Jackowiak asked whether the two additional houses will be built after the house that is currently under construction. Mr. Dotson again explained that the two additional houses cannot be built until the subdivision is approved.

Mrs. Jackowiak asked about any impact on utilities. Mr. Dotson stated that water, sewer and electric all are sufficient at this point. He pointed out that Public Works took a good look at this property to make sure it is 'like or better' than the areas already developed.

Mrs. Jackowiak asked whether a stop sign can be placed at the end of Sheila Court, going onto 149th Street. Mr. Dotson was agreeable to this.

Mrs. Jackowiak also asked about additional street lights. Mr. Dotson stated that additional lighting has not been brought up in the past. Mrs. Jackowiak pointed out that this is not a well-lit area. Mr. Dotson pointed out that the three new homes will provide more light.

Mrs. Jackowiak asked about any impediments to the Petitioner getting approval for this project. Mr. Dotson responded that he does not see any impediments. He again explained about the infrastructure improvements.

Mayor Hank Kuspa, 14948 Moorings Lane, introduced himself and was sworn in. Mayor Kuspa complimented Mr. Dotson, the City Engineer, the Public Works Department and Staff for the outstanding job they did in putting together specs for this subdivision development. He explained some of the issues involved with this project and expressed appreciation that the children on Sheila Court will finally have a sidewalk for getting to school. Chairman Stuewe briefly also talked about the sidewalks leading to Sheila Court.

Mr. Dotson reminded the Chairman to include a Condition that Public Works must approve the Final Site Plan. Chairman Stuewe agreed.

There were no further questions or comments.

Chairman Stuewe requested a motion to recommend approval of the preliminary/final subdivision plat, Case #16-011 entitled "149th Street Subdivision", with the Condition that Public Works approve the Final Site Plan.

Mr. Riha made the motion.

Mr. Schroeder seconded.

The Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mr. Riha			
Mr. Walsh			
Mr. Ziak			
Mr. Oostema			
Mr. Schroeder			
Mr. Cowgill			
Mr. Wolf			
Mrs. Morrissy			
Chairman Stuewe			

The motion to approve PZC Case #16-011 carried, 9/0.

Mr. Dotson stated that this will go before City Council once a Final Site Plan is approved by Public Works. He explained that there is no reason to submit this to City Council prior to Public Works' final approval.

WKSH #05-013 - 147TH AND RIDGELAND

Chairman Stuewe stated that Mayor Kuspa has requested a workshop to review the previously-approved planned unit development, prior to the extension of the annexation agreement for the subject property.

Mr. Dotson explained that the original annexation agreement was approved for 10 years and is nearing expiration. The Individual now is requesting another 10 years, in the hope of getting a project moving on 147th Street.

Mr. Dotson explained that a future project will have to comply with the original concept plan (density, ingress/egress, acreage, etcetera); however, the engineering has not yet been completed. He stated that the second plan that was approved addressed a lot of the concerns that were brought up by the Commissioners at that time, such as how the proposed project would coexist next to a single-family neighborhood and connect to that neighborhood.

Mr. Dotson explained that this workshop should identify issues the Commissioners want the Individual to look at/deal with during the Final Site Plan approval process.

Mayor Kuspa explained the history of the proposal in question, stating that a lot of thought went into this plan. He noted that the first plan was extremely poor and the PZC at that time pushed for additional parking, somewhere to push the plowed snow in winter, sidewalks for safe passage and to connect neighborhoods, outside lighting at least in the intersections and turnaround areas, along with a buffer between Ridgewood Estates and the proposed subdivision, such as a berm, plantings, a dry retention area, etcetera.

The Mayor explained that sidewalks are necessary so that residents can walk to the park and walk through Ridgewood Estates and The Landings without walking between people's homes. He went on to talk about The Landings berm, north of Daniel's Pond, that was created to block traffic noise from the subdivision to the south, noting that this has worked out very well.

Mr. Dotson talked about the trail head at 147th and Ridgeland, suggesting that an asphalt pavement trail along 147th Street could connect the trail head all the way to Gaelic Park. Mayor Kuspa stated there is an outlet culvert from Lake Emily and Daniel's Pond that runs underneath 147th Street, which makes connecting the neighborhoods tricky.

Mayor Kuspa stated that there had been talk among The Landings residents about creating a bridge from the walkover. Mr. Dotson agreed that Staff can look into grant opportunities and work with the developer regarding the possibility of creating a bridge to extend the bike trail along the north side of the property, all the way to Gaelic Park.

Mayor Kuspa suggested that part of the agreement could be that the developer provide a walking path and additional sidewalks. This would help the new subdivision residents, the Ridgewood Estates residents and The Landings residents connect to Gaelic Park. Chairman Stuewe expressed appreciation of the Mayor's insight.

Mayor Kuspa stated that he asked for this workshop because there were numerous PZC and staff meetings with the developer and residents when this project was initially proposed. Mr. Dotson asked whether there was resistance from the residents regarding a

pass-through from the proposed subdivision to The Landings. Mayor Kuspa responded that the residents did not object to a legitimate easement walking path. The residents did not want people cutting through their yards and between houses. He commented that no one should object to a sidewalk or a controlled path, but that is not what was planned. Mr. Dotson pointed out that the access point has been created by the easement for the existing lift station.

Chairman Stuewe asked whether sidewalks on one side of the street originally had been approved. The Mayor responded affirmatively but asked the Commissioners to seriously consider sidewalks on both sides of the street. He stated that he regrets allowing some communities to have no sidewalks and/or minimal access. He stressed that connecting the neighborhoods with sidewalks is very important.

Chairman Stuewe recalled that one problem with this project was that there was not enough space for a secondary sidewalk. Mayor Kuspa suggested that this can be figured out.

Mr. Dotson explained that having a connection to the neighborhood and getting the trail might create a complete path with controlled access in order for a resident to take a nice walk.

Chairman Stuewe asked about the proposed location for a gazebo. Mayor Kuspa agreed that this was added to the plan.

Mrs. Morrissy asked whether some of the path connecting to Gaelic Park is in the Bike Plan or any other existing plan. Mr. Dotson responded affirmatively. He explained that asking the developer to commit 20 or 30 percent of this cost and funding the rest through a grant is an opportunity to take care of this. Mrs. Morrissy commented that we are a step ahead if this is already in an existing plan.

Chairman Stuewe asked about lighting. Mayor Kuspa commented that street lights were not in the original plan but they are now. He stated that he is not looking for anything extra.

Mr. Wolf asked for locations of the lighting. Various voices responded that there are a lot of lights, the locations, etcetera. There was a continuing discussion of lighting.

Someone questioned whether PZC is being asked only to approve the annexation. Mayor Kuspa responded that PZC is being asked to

approve extending the annexation agreement. He stated that the purpose of tonight's workshop is so Staff has an indication of the direction PZC wants to go.

Mayor Kuspa pointed out that the annexation agreement is eleven years old. Chairman Stuewe agreed that this needs to be upgraded. Mr. Dotson stated that Linden is well known in the Planning industry. He added that there have been six revisions on this particular plan, based upon comments received from the City.

Mr. Cowgill asked for background on the 11-year old annexation agreement. Mr. Dotson stated that the agreement was based upon the plan, with no incentives. He stated that the market is right and the Individual can now move forward to the engineering phase of the project with the 36-unit density approved on the concept plan. He noted that it would be in violation of the annexation agreement if the PZC now said the Individual could build less than 36 units. He added that density is the key point in this project, along with circulation on the property, sufficient public amenities, public infrastructure, etcetera. Mr. Dotson also pointed out that 147th Street is a State road, not City. The City's responsibility is connecting to 147th Street and what is being brought onto 147th Street.

Mr. Dotson explained that the agreement basically says, 'I have a contract with the City that allows me to do this...', and, 'When I'm ready to move forward, I will come back to the City and finalize my plan and move forward'.

Mr. Cowgill stated that PZC had discussed giving people a little push to develop their properties. He questioned whether the Individual can sit on this property for another 10 years, if this extension is approved. Mr. Dotson commented that developers don't really want to sit on properties. Mr. Cowgill reiterated that this began 11 years ago. A discussion ensued about the recession in the housing industry, etcetera.

(END SIDE A, TAPE ONE) (BEGIN SIDE B, in progress)

The discussion continued. Mayor Kuspa stated that, when it was approved, the Individual intended to move forward, but not until he sold the last unit in the Heritage Ridge condominiums. Shortly afterward, the economy went down.

Mr. Dotson explained that this could have been approved as a 20-year agreement but, at that time, the City wanted to keep a close watch on the project. No one could foresee that the project could not be marketed for six of the 10 years. The Individual now wants to move forward with these walk-out ranch houses, and Mr. Dotson stated that the City has a need for this type of community.

Mr. Dotson agreed to ask whether all the Heritage Ridge condos have been sold. Mr. Cowgill reiterated his statements about pushing people along and getting performance. Chairman Stuewe pointed out that this is a concept plan and the Individual will be informed of what needs to be added.

Mr. Walsh pointed out that the original plan shows 31 units, no sidewalks, no connection to other communities, and no community space; but when pushed, the Individual came back with ingress and egress on 147th, sidewalks, lights, and 35 units. Mr. Dotson responded that the original 4.5 acres was increased to 5.6 acres when the Individual acquired more land/property.

Mr. Walsh surmised that it is a good idea to push for the sidewalks, etcetera, because people then figure out how to make their projects happen.

Mr. Wolf agreed with everything Mayor Kuspa discussed; lighting, parking, connectivity. He feels that the connectivity still needs to be discussed.

Mr. Wolf questioned how the current Code will impact this project's 2014 plans and what the City wants to accomplish. He agreed that this townhouse project is needed but talked at length about hypothetical situations. He questioned whether this particular project should be R-1, with larger homes to fit the families that are moving up, continuing what is in The Landings.

Mr. Wolf voiced concern that the proposed plan may not be a good fit in Year 10. Mayor Kuspa asked whether Mr. Wolf is saying the Individual should be given a 3-year ceiling, rather than let it sit for another 10 years. He noted that the final plan will come in with today's construction and building standards; which is not the issue at this meeting.

Mayor Kuspa pointed out that the concept of this townhouse subdivision is the issue in front of the PZC. He again asked whether Mr. Wolf wants a 3-year ceiling on this project. He

added that the Petitioner (Witte) worked very hard with the City and the residents to come up with a plan that was developing into a positive situation.

Mayor Kuspa again stated that the City needs this type of housing stock, especially for senior residents who want to stay in the community; however, he agreed that 10 years may be too long. Mr. Wolf agreed that there is a need for this type of housing. He talked at length about wider streets with walkways. He did agree that this should be revisited in 3 years rather than 10.

Chairman Stuewe asked whether the contractor has come in and spoken with Mr. Dotson about the project. Mr. Dotson responded that the contractor only asked to renew/extend the agreement.

Mr. Dotson pointed out that PZC is not voting on anything tonight, just providing direction for City Council to make a decision. He suggested that a 5-year ceiling might be better, with the Individual coming back in 5 years with an update. At that point, a decision can be made about the annexation agreement.

Mrs. Morrissy asked how the City's housing needs will be affected if all three previously-mentioned projects come in at the same time. She voiced concern that, if this Individual is developing something the City needs now, but the other two come forward with the same type of housing, this will no longer be what the City needs. She agreed with Mr. Wolf's suggestion that PZC must look at long-term situations.

Mr. Wolf commented that the City only has so much property that can be used to develop and diversify the housing stock. He pointed out also that growing families are moving because Oak Forest does not have the larger houses with larger garages. He believes the City needs both types of housing stock and does not want to commit to this plan until the Comprehensive Plan and the map and land usage have been reviewed.

Mr. Wolf asked about the premise of this annexation agreement, stating that the property in question does not have many places to annex to as it is surrounded by forest preserves. He does not feel that the City needs this annexation agreement long-term.

Mayor Kuspa explained that, if only Cook County Forest Preserve property separates your community from this parcel, another community (such as Palos) can annex the parcel.

Chairman Stuewe explained that the Individual only purchased the property because the City liked the concept plan he had presented. He bought the property because the City said he could build this type of housing. A discussion began about the property, etcetera.

Mr. Dotson interjected that the Commissioners have gone off-topic into City Council business. He redirected the Commissioners to look at the plan and suggest improvements to it; not talk about policy decisions that aren't driven by PZC. He believes Mayor Kuspa, having heard the Commissioners' thoughts, will take these comments back to City Council.

Mr. Dotson went on to state that the Individual has made a major investment in the community and will feel penalized, when the recession was not his fault. He added that this Individual is further along than either of the other two developers that may or may not decide to proceed with their projects.

Mr. Dotson then talked about the impact on the schools, stating that the schools may be advocating for more single-family housing in particular areas. He reiterated that this is an approved project, through an annexation agreement. He briefly mentioned the other two potential projects, the 151st Street project and the project east of Cicero Avenue. (A brief discussion ensued but was not picked up by the recording device.)

Mayor Kuspa thanked the Commissioners for their hard work.

Mr. Dotson commented that this will not go to City Council until some issues are resolved.

(END SIDE B, TAPE ONE) (BEGIN SIDE A, TAPE TWO, in progress)

There were no other questions or comments regarding this workshop.

COMMENTS - DISCUSSION

Mr. Oostema asked about a project by the apartments on the west side of the railroad tracks on the south side of 159th Street.

Mr. Dotson stated that Rustic Oaks owns the land and there will be a clubhouse in the corner for the tenants. He stated that this was an amenity provided for in their plan. By Code, this is an accessory structure and does not require a review. Mr. Dotson added that this is a \$400,000.00 project.

APPROVAL OF MINUTES

Chairman Stuewe requested a motion to approve the minutes of September 7, 2016. No additions, deletions or corrections were requested.

Mr. Ziak made the motion.

Mr. Schroeder seconded.

The Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mr. Ziak			
Mr. Oostema			
Mr. Schroeder			
Mr. Cowgill			
Mr. Wolf			
Mrs. Morrissy			
Mr. Riha			
Mr. Walsh			
Chairman Stuewe			

The motion to approve the minutes of September 7, 2016 carried, 9/0.

UPCOMING MEETINGS

Miss Ashbaugh stated that nothing has been submitted for the next agenda at this time.

UPDATES - DISCUSSION

Mr. Wolf asked for an update on the Design Guidelines. Miss Ashbaugh stated that they are in progress and being worked on.

Mr. Dotson stated that single-family homes and single-family subdivisions do not come under Design Review. As the Design Guidelines come out, he questioned how much PZC should be involved in single-family in-fill housing and what types of ordinances or guidelines PZC should be looking at.

Mr. Dotson suggested looking into an anti-monotony ordinance, prohibiting certain style homes to continue repetitively on a block or in an area. He feels this is a discussion PZC needs to have in order to change the housing stock in the community; taking some control from the developer and giving the City more input into what type of houses are built. He noted that this could turn future home builders away from the community by having another layer of regulation or it could be beneficial because the values/prices on homes could be raised.

Mr. Dotson feels that these discussions should occur soon, before spring when more in-fill housing may be proposed. He also spoke about the need to attract new builders to Oak Forest and stated that the City needs to raise the bar.

CITIZEN PARTICIPATION

Mayor Kuspa again thanked the Commissioners for their hard work, stating that their work is very important. He also thanked Staff for all they do for the City.

PUBLIC HEARING ADJOURNMENT

As there were no further questions or comments, Chairman Stuewe requested a motion to adjourn the Public Hearing.

Mr. Riha made the motion.

Mr. Oostema seconded.

The Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mr. Ziak			
Mr. Oostema			
Mr. Schroeder			
Mr. Cowgill			
Mr. Wolf			
Mrs. Morrissy			
Mr. Riha			
Mr. Walsh			
Chairman Stuewe			

The motion to adjourn the Public Hearing carried, 9/0.

ADJOURNMENT

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Cowgill made the motion.

Mr. Schroeder seconded.

Everyone was in agreement and the meeting was adjourned.

PLAN/ZONE COMMISSION MEETING

MEETING DATE: 5 October 2016

PETITIONER: PZC Case #16-011
Malecky Builders, "149th Street Subdivision"

ADDRESS OF PROPERTY: 5033 West 149th Street

REQUEST: To recommend approval of preliminary/final plat of subdivision to resubdivide one lot into three lots to construct single-family homes in the R-2 Single Family Zoning District, Conditioned upon approval of the Final Site Plan by Public Works

VOTE: Motion to recommend approval Carried, 9 Ayes, 0 Nays