

CITY OF OAK FOREST

PLANNING/ZONING COMMISSION MEETING

Wednesday

February 17, 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: Mr. Walsh
Mr. Ziak
Mr. Schroeder
Mr. Cowgill
Mr. Wolf
Mr. Oostema
Chairman Stuewe

ABSENT: Mrs. Morrissy
Mr. Riha

DESIGN REVIEW - DR CASE 002-16

Chairman Stuewe introduced the Design Review for DR 002-16, Petitioner Pacor Mortgage.

Mr. Melrose stated that Pacor Mortgage is relocating their corporate headquarters to Oak Forest. Pacor has purchased and is moving into the 14930 South Cicero office building. Pacor Mortgage plans to build a 10' x 9' monument sign which meets the City's requirements of square footage and height.

Mr. Melrose noted that electronic message centers typically should be at 25% of the overall sign; however, the proposed sign is at 30%. The proposed sign incorporates the electronic message center into the overall sign. He pointed out that the Oak Forest Bowl sign is at 35%.

Currently, there is a temporary wooden sign stating that Pacor Mortgage is coming soon. Mr. Melrose stated that the base of the permanent sign will be masonry; probably stone on a metal box.

Mr. Wolf asked for clarification of the proposed monument sign being 10'. Mr. Melrose explained that the sign's height will be 9'10". The maximum is 10'.

Mr. Wolf asked whether Pacor purchased the entire building. Mr. Melrose responded affirmatively and added that Pacor will utilize most of the entire building, bringing potentially 40 or 50 jobs.

Mr. Wolf asked whether there is a 'tenant' sign. Mr. Melrose stated that there is an on-site directory sign located on the premises. Chairman Stuewe stated that the directory sign is on the building at the south end. A brief discussion ensued about the pictures.

Mr. Wolf asked whether the directory sign will be removed. Mr. Melrose responded that Pacor may decide to remove it since they will be using the entire building.

Mr. Wolf talked at length about the bowling alley sign and asked whether the sign in question can be encased without the 'box' look. He talked about monument signs being more enclosed, having elements that enclose the sign, rather than a pedestal type base with a sign on top of it.

Mr. Melrose asked whether it would be sufficient to bring the electronic message center up to mid-point with something along the sides to break up the 'box'. Chairman Stuewe suggested extending the brick out on the sides.

A discussion ensued about the picture. Mr. Melrose stated that the base is approximately 3' x 9'. Chairman Stuewe stated that the overall sign is approximately 6'.

Mr. Wolf suggested better visual elements, like those discussed at previous meetings. A brief discussion ensued.

Mr. Ziak suggested using graphics or a different color on the sides. He agreed with Mr. Wolf's assessment that the sign looks like a blue box with a sign stuck in the middle. Chairman Stuewe stated that changing the color would be difficult because Pacor's corporate color is blue. He suggested adding something to the edges to enclose the sign. Someone suggested a side logo. A discussion ensued.

Mr. Cowgill suggested looking at the building in terms of what the sign represents. He suggested that the brick on the sign

could match the building's brick. He also suggested brick end caps, 6" higher on the sides, to create an aesthetic effect and remove the square box look. Mr. Melrose agreed.

Mr. Oostema suggested any kind of detail to define the sides; with possibly an overhanging cap on top to create different dimensions. He agreed with Mr. Cowgill's suggestion of a cap but feels something larger, over the top of the sign, would have more appeal. Chairman Stuewe mentioned that this would also draw attention to the sign.

Mr. Cowgill asked whether a large cap above would take away from the size of the actual sign board. He agreed with Mr. Wolf that the Commissioners have had previous discussions about decorative elements. It was agreed that the decorative elements are part of the sign and do add to the square footage.

Chairman Stuewe talked about the thickness of the proposed cap, lowering the base to accommodate the height, whether a variance will be needed, etcetera. A discussion ensued. Various Commissioners also discussed pictures of monument signs found on Google.

After discussion, the Commissioners agreed with a cap across the top and highlighting the sign with brick/pillars on the sides to encase the ends. Mr. Melrose agreed that the Commissioners can vote on it and he will go back to the Petitioner and address these suggestions. If the Petitioner doesn't like the changes, the Petitioner can come back to Design Review.

Mr. Ziak asked about having an EIFS cap. A discussion ensued. It was agreed that brick is preferable, in the same color scheme as the building.

There were no other questions or comments from the Commissioners. Chairman Stuewe requested a motion to approve DR Case 002-16 for the Pacor Mortgage ground sign design review with the stipulation that there be a brick cap across the sign and brick along the outer edges to encase the whole unit.

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

The motion to approve DR Case 002-16 passed, 7/0, with Two ABSENT.

APPROVAL OF MINUTES

Chairman Stuewe requested a motion to approve the minutes of February 4, 2016. No additions, deletions or corrections were requested.

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

The motion to approve the minutes of February 4, 2016 carried, 6/0, with One ABSTAIN and Two ABSENT.

UPCOMING MEETINGS

Mr. Melrose stated that the sign people for Eagle Sports Club are very close to an amended design, which probably will be on the

agenda for the next meeting. There also may be discussion of the zoning regulations for used car sales.

COMMENTS - DISCUSSION

Chairman Stuewe asked whether the gun club is still on target for their opening. Mr. Melrose stated that it will open in April, as far as he knows.

The Chairman asked about Ace Hardware. Mr. Melrose stated that everything has been signed and recorded and the architect is moving forward with designs at this point.

Chairman Stuewe asked about the former Ace Hardware building. Mr. Melrose stated that the RDA should be signed 2/18/16 and a closing date will be established thereafter.

Mr. Wolf asked for clarification of the closing. Mr. Melrose explained that the developer is closing on the property and will take ownership of the former Ace Hardware building.

Mr. Wolf asked whether there are conditions on the development agreements when a property is purchased by a developer. Mr. Melrose responded that there is a strict timeline and projections that the developer will have to abide by. They have to bring their plans through PZC by certain dates and their approvals have to be received by certain dates. Currently, there is no master plan of exactly what the developer is doing.

Chairman Stuewe clarified that Mr. Wolf is asking whether PZC feels that the proposed business fits into the former Ace Hardware location. Mr. Melrose responded that retail is a permitted use in that location.

Mr. Wolf asked for clarification of what type of business is going into the former Ace location. Mr. Melrose responded that it is a company that supplies old/vintage elements taken from torn down buildings, such as doors, mantles, etcetera, for restoration/rehab purposes. A discussion ensued.

Someone commented that there are also plans for townhomes behind the former Ace building. Mr. Wolf stated that he heard the building would be cut almost in half and townhomes will be built. He feels that PZC should be involved in the discussion of what is

best for the site. Someone else commented that the business owner intends to keep the entire building for the rehab business.

Mr. Melrose stated that there is a stipulation that there has to be a complete new front façade with new architectural elements around the sides, new sidewalks, new landscaping, etcetera, if the existing building is kept.

Mr. Wolf again asked why PZC isn't discussing what is the best option for the former Ace location. Mr. Melrose responded that the City has been presented with a type of concept plan. He pointed out that multi-family will not work in that location due to the wetlands and flood plain. He reiterated that whatever is done, it has to come through PZC. At that point, PZC can work with the developer to make a workable site. Chairman Stuewe noted that this was all discussed at a prior meeting, which Mr. Wolf may have missed.

Mr. Wolf talked at length about the depth of lots, squeezing too much onto a lot, and previous projects that did not work out as well as expected. He voiced concern that projects are zoning issues by the time they get to PZC and there isn't much planning.

CITIZEN PARTICIPATION

Mayor Hank Kuspa, 14948 Moorings Lane, Oak Forest, identified himself and thanked all of the Commissioners for their service to the City and their patience.

Mr. Wolf asked about the former Rizza's on 147th and Central. Mr. Melrose responded that the current owner is an auto repair business and a Penske truck rental facility. Mayor Kuspa confirmed the change of ownership and stated that the new owner is permitted to use the facility as an auto repair shop. He noted that the Building Department has been to the facility many times, and the City and the new owner have an agreement that the parking lot is to be paved. The Mayor explained that this location has historically housed the same type of business throughout the years. He also noted that the new owners have a couple of tow trucks.

Mayor Kuspa added that the Ordinance Officers and Alderman Emmett go to the location frequently to ensure compliance with local

ordinances. The Mayor explained that the new owners have attempted to do things, but the City has stopped them until the proper plans are brought in for approval.

Mr. Wolf stated that the painted mural has Oak Forest spelled wrong. Mr. Melrose responded that the mural will be painted over in March. Building Commissioner Forbes has already told the owners that the entire building needs to be completely repainted. The Mayor confirmed that the new owners started this project without proper authorization and were stopped.

ADJOURNMENT

Chairman Stuewe requested a motion to adjourn.

Mr. Cowgill made the motion.

Mr. Oostema seconded.

Everyone was in agreement and the meeting adjourned.

CHAIRMAN JAMES L. STUEWE