

CITY OF OAK FOREST

PLANNING/ZONING COMMISSION MEETING

Wednesday

June 1, 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. Ziak
Mr. Schroeder
Mr. Cowgill
Mr. Wolf
Chairman Stuewe

ABSENT: Mr. Walsh
Mr. Oostema

PUBLIC MEETING - PZC CASE #16-008

Chairman Stuewe introduced PZC Case #16-008, Petitioner City of Oak Forest.

Community Planner Katie Ashbaugh explained that this re-subdivision is being proposed in order to redefine the lot lines at 16001 to 16005 Lorel Avenue, creating equal building envelopes. Currently, the north lot is 100' wide and the south lot is 50' wide.

Mr. Ziak asked whether the City is re-subdividing these lots for marketing purposes. Miss Ashbaugh responded affirmatively.

Mr. Schroeder asked if sidewalks, etcetera will come into play after a developer comes forward. Miss Ashbaugh responded affirmatively, noting that sidewalks currently are not being planned for.

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Mr. Wolf commented that sidewalks are required by the Building Code. Chairman Stuewe agreed that a future developer will need to follow what is required for new buildings on a lot.

Mr. Wolf asked whether there is a restriction on the setback for the corner lot. Miss Ashbaugh explained that the setback requirement was accounted for when realigning the lot lines. Both lots will have the same building envelope, but the northern (corner) lot will be 78' wide in order to allow for the additional setback.

Mr. Dotson added that the City owns these lots and will have stipulations on what will be built and what elements will be required in order to improve this corner. He believes the City may be willing to discount the lots in order to achieve a better quality of home, thus setting an example for future in-fill housing.

Mr. Dotson agreed with Miss Ashbaugh that these City-owned lots meet the zoning requirements. He explained that the City would like this re-subdivision approved so they can begin talking about engineering requirements, aesthetics, etcetera, and the lots eventually can be put out for sale.

Chairman Stuewe asked whether this will come before PZC for review, once a developer is involved. Mr. Dotson confirmed that there will be a final PZC review. He explained that there is no Design Review for single-family; however, the City will set criteria for the type of houses that can be built on this corner.

There were no further comments or questions.

Chairman Stuewe requested a motion to approve PZC Case #16-008, Petitioner City of Oak Forest, for the preliminary plat of the two lot re-subdivision located in the R-3 Single Family Zoning District at the southeast corner of 160th and Lorel (16001 to 16005 Lorel Avenue), subject to the City Engineer's and Public Works approval.

Mr. Wolf made the motion.

Mr. Cowgill seconded.

The Roll Call vote was taken as follows:

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

The motion to approve PZC Case #16-008 carried, 7/0, with Two ABSENT.

Mr. Ziak asked whether the City should incorporate Design Review for single-family, due to the small number of available lots in the City. Mr. Dotson agreed that this could be considered. He noted that a Design Guidelines handbook is being developed with the help of Zoning Counsel and can include single-family. He explained that there could be legal implications. He suggested discussing this over the summer.

DESIGN REVIEW - DR CASE #16-003

Chairman Stuewe introduced DR Case #16-003, a preliminary design review, Petitioner Heidner Properties.

Miss Ashbaugh explained that the Petitioner has presented a very general sketch of proposed façade improvements and is seeking direction/comments from the Commissioners. She noted that Staff included photos/examples of strip centers and what the City would like to see at the property in question, in order to guide the discussion.

Miss Ashbaugh added that a Design Guidelines handbook is being developed for use by Staff, PZC and developers. She explained that the handbook will guide developers to produce higher quality façades and site layouts, especially in the commercial corridors. Staff has submitted questions for the Commissioners to answer and would appreciate responses to by June 10th in order to get direction on what the Commissioners would like to see in the community.

Mr. Dotson explained that City Council needs to act on a liquor license that the strip center Lessee is requesting. He added that the property owner also is a gaming terminal owner and is willing to put his 1/3 share back into the property. However, if the liquor license is denied, the property owner will repair the façade and carry on as is.

Mr. Dotson went on to state that the property owner will come in with a full design if the liquor license is approved, but he is requesting input as to what the Commissioners want in terms of the façade improvements. Mr. Dotson explained that there are limitations on what can be done to an existing building's façade, in terms of materials, etcetera.

Mr. Dotson stated that he hopes to have the Design Guidelines handbook ready by the end of summer, with input from the Commissioners. He agreed that single-family can be included in the handbook, assuming the Commissioners wish to move in that direction.

Chairman Stuewe asked about the preliminary design the Petitioner has submitted for tonight's meeting. Mr. Dotson responded that the sketch was given to Staff with a request for suggestions and/or comments. He briefly explained what is seen on the preliminary sketch, noting that the building in question has three street sides.

Mr. Cowgill commented that he would like to see what the Petitioner will propose for the side views of the building, not just the 159th Street view. Chairman Stuewe agreed.

Mr. Wolf stated that he would like to have a complete view of the building. He talked about a design packet that included requirements for certain building materials, but mostly on new developments. He suggested resurrecting that design packet as a place to start.

Mr. Wolf and Mr. Dotson discussed the property in question, which currently houses a currency exchange, the former Eddie's Jewelry (now vacant), and a Goodyear tire dealer.

Mr. Wolf talked about the aesthetics, accents and lighting of the building. He voiced the opinion that LED (rope) lighting around the windows detracts from what the City is trying to accomplish. Mr. Dotson commented that interior lighting really is not associated with the façade. He explained that the Petitioner is

looking for guidance in terms of exterior lighting on the building, etcetera, so that the final plan will include what the Commissioners are looking for.

Mr. Wolf talked about the example pictures provided. He specifically approves of the example on Page Four (middle). Chairman Stuewe agreed but also briefly talked about Page Five.

Mr. Dotson asked whether the Commissioners want the corners more pronounced and what other elements the Commissioners want to see. Chairman Stuewe commented that he would like the corners brought out a little, rather than a flat look.

Mr. Wolf asked whether the Petitioner is going to be layering over the existing wall with a new brick face. Mr. Dotson responded that this would not preclude popping out. Mr. Wolf suggested popping out the Goodyear, currency exchange and two store fronts (the entire left side), giving the stores their own areas. A brief discussion ensued.

Mr. Dotson asked for suggestions regarding the garage areas. A discussion ensued about the pictures. Chairman Stuewe talked about setting the end heights different, giving the impression of stores and then a workshop area.

Mr. Dotson asked about gooseneck lighting. Chairman Stuewe and several others responded in agreement. Mr. Dotson commented that it is easier to ask for these elements now than later.

Chairman Stuewe asked about signage. Mr. Dotson stated that the Petitioner's sign company has proposed a \$60,000.00 sign package that includes a nice monument sign on the corner. This will come through for Design Review.

Mr. Dotson stated that the Petitioner in question does some of the best landscape maintenance in the City but does realize that works needs to be done on the building itself.

Mr. Wolf asked for awnings over the doors and windows of the store fronts. Mr. Dotson made note of this request.

For clarification, Mr. Dotson noted that the Commissioners want the 'pop' at the 750' auto repair unit. Chairman Stuewe confirmed this. A brief discussion ensued. Chairman Stuewe clarified that the garage door spaces need to be included in the 'pop'. Mr. Dotson made note of this.

Mr. Wolf again referred to Page Four (middle) of the examples, commenting that he prefers showing the different elevations by using the crown molding at the top. He does not care for the arches. Mr. Dotson agreed to use that specific example, showing that the petitioner needs to use cornices and molding at the peak of the rooflines.

Mr. Ziaz commented that he likes the example on Page Four, showing stone going up to the roofline between the units, creating a border. Mr. Dotson made a note to request cultured stone up to the top between the currency exchange and the vacant unit and at the corners.

Mr. Ziak also commented favorably about the different colors in the middle picture on Page Three. A discussion ensued about pictures on Pages Three and Four and types of stone. Mr. Dotson, Chairman Stuewe and others also discussed using stone around the area of the Goodyear service door. Mr. Dotson made note to request three columns of stone on the façade.

Chairman Stuewe asked about continuing the stone on the wraparound areas at the ends of the building. Mr. Dotson agreed that equal amounts should be used on both sides and corners. He asked about using stone to pop out on the left side, as Mr. Ziak requested. Chairman Stuewe responded that this will complete the area. Mr. Dotson made note of this.

Mr. Wolf talked about the top picture on Page Three, showing varied elevation at the corners. He and Mr. Dotson discussed wrapping/pronouncing the corner. Mr. Dotson made note that the corner should be pronounced (crown molding) and then the height will drop on the side of the building. Mr. Schroeder also commented favorably about this.

Mr. Wolf asked about lighting on the sides. He and Mr. Dotson briefly discussed lighting.

Mr. Schroeder asked whether the mechanical equipment is on the roof. Mr. Dotson responded affirmatively. He added that he will make sure the developer has this screened properly, especially on the two sides.

Mr. Dotson commented that it is good to have this preliminary proposal so the Commissioners can make their façade design recommendations. The Petitioner can then include the preferred design aspects in his final plan. Chairman Stuewe agreed.

Mr. Dotson stated that Staff will require that the façade be near completion before occupancy. He added that Goodyear is leaving in late-August and the Petitioner is anxious to start the façade improvement. If the Petitioner gets the liquor license, they will be doing exterior and interior work. Mr. Dotson believes the Petitioner will quickly return with the architectural drawings for review.

Mr. Wolf asked about an ordinance requiring a specific minimum square footage in order to get a liquor license. Mr. Dotson responded that the liquor license ordinance was never changed and there is no minimum square footage. A brief discussion ensued.

OLD BUSINESS

Mr. Dotson stated that the Halikias property is nearing finalization of their Redevelopment Agreement at 159th and Laramie. He noted that the architectural plans will need to be reviewed by Design Review. These plans will include the façade, parking lot lighting, pole sign removal, monument sign construction, etcetera. Mr. Dotson added that this project is in the Halikias construction schedule for this year. He spoke about the positive effects the Halikias project will have at this intersection.

Mr. Wolf talked about 95th Street in Oak Lawn. He went on to use Subway as an example and then questioned how prominent a monument sign needs to be when the actual business has its sign 30' away on the building itself.

Mr. Dotson commented that the Commissioners can discuss limiting signage, but most business owners want more signage. He agreed to research the issue.

Mr. Wolf commented that he does not have a strong opinion, one way or the other. Mr. Dotson commented that signage discussions should be part of design review.

Mr. Dotson briefly talked about having a business-friendly environment in the City. He pointed out that business owners and/or developers have a problem with uncertainty and lengthy processes. He added that some businesses will decide to go to a

different community if they can't get the signage package they need/want.

UPCOMING MEETINGS

Mr. Dotson noted that there may be a design review on the agenda for the next meeting.

Miss Ashbaugh stated that the July 6th meeting will include PZC training with Zoning Counsel to refresh the process. She also will be going over a work plan pertaining to development of the Design Guidelines handbook.

Mr. Dotson added that the joint meeting with the E.A.C. should be held at the end of the Design Guidelines discussions, especially in terms of signage. He also believes there may be more than one design review workshop with Zoning Counsel this summer.

Mr. Dotson stated that there may be a large P.U.D. opportunity returning to the City, pertaining to the previously-proposed senior community on 151st Street. He feels that the PZC training and workshops will help prepare the Commissioners.

Chairman Stuewe asked about Mr. Silverman's return. Mr. Dotson responded that Mr. Silverman will be at the training classes on July 6th.

APPROVAL OF MINUTES

Chairman Stuewe requested a motion to approve the minutes of May 18, 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. Walsh
Mr. Wolf			Mr. Oostema
Mrs. Morrissy			
Mr. Riha			
Mr. Ziak			
Mr. Schroeder			
Chairman Stuewe			

The motion to approve the minutes of May 18, 2016 carried, 7/0,
with Two ABSENT.

ADJOURNMENT

Everyone was in agreement and the meeting adjourned.

CHAIRMAN JAMES L. STUEWE

PLAN/ZONE COMMISSION MEETING

MEETING DATE: 1 June 2016

PETITIONER: PZC Case #16-008
City of Oak Forest

ADDRESS OF PROPERTY: 16001-16005 South Lorel Avenue

REQUEST: To recommend approval of a preliminary Plat of Re-subdivision, subject to City Engineer's and Public Works approval, for the two (2) lot re-subdivision in the R-3 Single-Family Zoning District at the southeast corner of 160th and Loral Avenue

VOTE: Motion to recommend approval Carried, 7 Ayes, 0 Nays, with 2 Absent