

CITY OF OAK FOREST

PLANNING / ZONING COMMISSION MEETING MINUTES

Wednesday, April 7, 2021

The Planning & Zoning Commission meeting was called to order at 7:19 p.m. with Roll Call.

PRESENT: Commissioner Ken Keeler
Commissioner Dave Kerr
Commissioner Sal Mosqueda
Commissioner Chuck Poulin
Commissioner Chuck Wolf
Commissioner Nick Zembruski
Commissioner Michael Ziak
Chairman Jim Stuewe
Staff Member Paul Ruane

ABSENT: Commissioner Wayne Schroeder

1. MjrDR #21-001 Essence Salon Suites – Major Design Review Permit: **PUBLIC MEETING** - The applicant requests review and approval of a Major Design Review Permit at 5730 W. 159th Street in the C2 – General Service Commercial District in accordance with Section 11-505 of the Zoning Ordinance for an expansion to the building, creating a new south-facing façade and east-facing facade.

Staff Member Ruane led the presentation of the case and reviewed staff report.

Chairman Stuewe asked if the one-way drive aisle on around the building on the west side will have proper signage to inform the vehicles.

Armou Said, Lead Architect from BAU Design & Development was sworn in.

Mr. Said confirmed that they will use signage to warn.

Chairman Stuewe asked about the need to remove the upper windows along the roofline on the east elevation.

Mr. Said stated that the windows currently aren't being utilized as the building has a drop ceiling preventing any of the light provided from those windows.

Mr. Wolf asked how many salon suite are going to be located in the building.

Mr. Said replied 24 suites.

Mr. Wolf asked what do the suites entail.

Mr. Said responded that they are all independently operated. They will individually be rented to do hair, styling, or other different therapy. They would all run on their own, the clients would make appointments and come to the studio as needed.

Mr. Wolf asked how many parking stalls are currently on the parking lot.

Mr. Ruane responded the existing parking lot has 28 spaces and proposes 30 spaces with the removal of parking for landscape islands and the additional parking created on the west side of the building.

Mr. Ziak said that Mr. Ruane answered his question about landscaping, he wanted to know if there was additional greens space to be added in substitute to the addition of parking.

Mr. Ruane confirmed that they already do have a large rear yard setback providing a large portion of green space. They will include a fence to buffer from the residential to the north. They have provided more than adequate landscape as proposed. Including foundation landscaping, interior islands, parking lot screening and mechanicals.

Mr. Wolf asked if landscaping is now something that the Planning and Zoning Commission doesn't look at now. We have seen full sets of plans before. It seems like now we are just focusing on buildings and not on how it functions with the site.

Mr. Ruane replied previously the landscaping plans were only provided to the benefit of the group. The landscaping wasn't anything that was required for approval, only the facade building elevations. If we were talking about a brand new site to be built we would be looking at everything to make sure the brand new site functions how the design guidelines envisioned it. The plans were provided to staff close to the meeting without time to finalize the site plan comments. Rather than providing a plan that wasn't finalized staff felt it was best handled by staff approval as that is all is required for site and landscape plans.

Mr. Ziak asked if we looked at landscaping as how it works with surrounding properties. All I see is basically as sea of asphalt. This is especially the case on the properties on 159th Street. Do we look at these sites together to try to make them uniform.

Mr. Ruane responded that staff tries to accomplish as much green space as possible as many of the existing sites are limited by the existing parking lot. In any places where we can provide additional landscaping especially in the frontages we request that from the landscape plan.

Chairman Stuewe requested a motion to adopt PZC Resolution 21-03 recommending approval of a Major Design Permit in the C2 - General Service Commercial District at 5730 W. 159th Street.

Mr. Zembruski motioned

Mr. Ziak seconded

AYES	NAYS	ABSTAIN
Mr. Zembruski		
Mr. Ziak		
Mr. Kerr		
Mr. Keeler		
Mr. Mosqueda		
Mr. Poulin		
Mr. Wolf		
Chairman Stuewe		

Motion to approve the major design review permit at 5730 W. 159th Street, carried, 8-0-0 with 1 absent.

Chairman Stuewe requested a motion to approve the meeting minutes from March 17, 2021.

Mr. Zembruski motioned

Mr. Ziak seconded

Motion to approve carried by voice vote.

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Zembruski motioned

Mr. Ziak seconded

Meeting Adjourned at 7:47 p.m.



 CHAIRMAN JAMES STUEWE