

CITY OF OAK FOREST

PLANNING / ZONING COMMISSION MEETING MINUTES

Wednesday, September 1, 2021

The Planning & Zoning Commission meeting was called to order at 7:05 p.m. with Roll Call.

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

ABSENT: None

1. ZC#21-022 157th Street Residences – Preliminary PUD: PUBLIC HEARING - The applicant requests review and recommendation of approval of a special use permit to approve a planned development concept plan for a 75 unit multi-family building to a new proposed retail space. A 16 unit row homes are also being proposed. The request will include a parking and height variation and such other and further zoning relief as may be required in the C3 – Central Business District at 15644 Cicero Avenue, 15659 Lamon Avenue, 4820 157th Street, and 4816 157th Street.

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

Mr. Forbes asked what variations are being requested.

Mr. Ruane said there are five variations. 1. The amount of parking spaces 2. Dimensions of parking stalls located inside the parking garage 3. Dimensions of parking stall located on-street parallel parking 4. Height of the building 5. Number of stories.

Mr. Forbes said the zoning code only allows 3 stories, this would be four stories. Which we already have the Senior Living on 149th and Cicero Avenue at 5 stories tall.

Mr. Ruane confirmed that it is 5 stories. The senior living is actually located in the O1 office district but would be a comparable at different ends of the corridor.

Mr. Forbes also requested to confirm the number of units 75 or 91 units.

Mr. Ruane responded 75 multi-family units and 16 row-home units for a total of 91 units.

Mr. Ruane then provided the list of plan review comments asked to complete before the submission of the final PUD.

Bernard Citron of Thompson Coburn representing for Mr. Deshe was sworn in.

Mr. Citron updated the Planning and Zoning Commission that the developer has been working on this project for well over a year at this point. Mr. Deshe has entered into a predevelopment agreement as he owns the existing multi-family building located on the site. He has reached an agreement with the neighboring residential property to purchase for additional space for this development. The City has been working on a project of this caliber for much longer by acquiring 3 out of the 5 properties in this development. We have done the density and height to hold the corner at 157th and Cicero as to separate from the single-family as much as possible.

Katie Lambert of OKW Architects was sworn in.

Ms. Lambert touched on how excited they are about this project. The use of the retail at the corner including the density above provides energy to the street. The multi-family will utilize studio one and two bedroom units. Ms. Lambert also touched on how they are willing to meet and possibly discuss some of the comments with staff.

Mr. Ruane confirmed that staff will be available to discuss the comments while still making sure the site conforms.

Mr. Citron added that the density and parking variation requested for this site is in line with similar transit orientated development. This site being as accessible to the train station as it is will provide for the tenants. Importantly, this site was previously just as dense. There were two other apartment buildings on the west end of the site.

Mr. Citron touched on some of the questions raised though the comments provided from staff. He replied that the development will be a rental development. The units and the townhomes will all be for rent. Therefore this would not require a homeowners association, separate subdivisions, or a maintenance agreement. The final PUD ordinance will require specific dedication of parking stalls to the 75 unit multi-family building for the first 75 and the remaining on a first come first serve basis.

Mr. Wolf asked if the entire project including the 16 town homes are not going to be for sale.

Mr. Citron confirmed that is correct. These type of projects are the most desirable to those looking into these types of developments. Also by having a single ownership you have only one responsible for maintaining the property.

Mr. Wolf said he knows that the multi-family building has a trash receptacle in the garage. Mr. Wolf asked where will all town houses provide their trash.

Mr. Citron said the townhouses would have individual residential cans stored in their garage. He asked added this is a detail we will have ready for the final PUD after confirming with the waste service.

Mr. Forbes commented that the space is so dense that there isn't many place to store the snow.

Ms. Lambert said that it would typically end up in the parking islands and there is a possibility of losing a few spaces.

Mr. Citron added that the benefit of a single owner is that we can haul it away from the site. This is a rental property so we want to make sure we offer the tenants the most.

Mr. Schroeder asked what the square footage of the retail space.

Mr. Citron responded 4,500 square feet.

Mr. Schroeder asked if they are expecting one retail space or multiple tenants and what type of business.

Mr. Citron confirmed that it is too early to tell the type of business and the amount of users. For a building of this size it is possible for either or.

Mr. Ruane added that typically in town these places usually are accompanied by services or small retail. A restaurant would require too much parking demands.

Mr. Wolf asked if they are going to come back to with federal financing for affordable housing.

Mr. Citron said no we are not.

Mr. Forbes said you are proposing 91 units for this development what are your plans for amenities such as clubhouses or pools.

Mr. Citron answered due to the constraints of the property and that we already are asking for a parking variation this was not able to fit into this site. Additionally, looking at comparable sites are on much larger areas than this project. The location is the key amenity to this site.

Public Comment:

Crystal Siedschlag – 15635 Lamon Avenue was sworn in.

Ms. Siedschlag said the proposal mentioned a 6 ft. tall fence. I currently have a 6 ft. tall privacy fence. Does that mean my fence will come down and they will put up a new one?

Mr. Ruane confirmed the plan was for the developer to provide a new fence.

Ms. Siedschlag also mentioned about the proposed lighting. Depending on the lighting would there be a way that they could put up a slightly taller fence.

Mr. Ruane said staff would review the photometrics to determine if an 8 ft. fence is necessary to accommodate the residence.

Ms. Siedschlag asked who will maintain the property and if there was going to be dogs allowed as most people use the site currently as a dog run area.

Mr. Citron answered at this point in time we haven't verified if we will allow dogs or not yet. We know there is a big demand for dogs. The developer will be the one who owns and maintains the property.

Ms. Siedschlag added that she has lived in Oak Forest for 23 years and were promised that the apartments would be torn down. They were torn down and now we have been left with this in the meantime. But now that the buildings have been torn down things have been a lot better.

Mr. Citron responded that the City bought the apartments to tear them down but eventually develop the property. Our rental rates are at about \$1.85 a square foot multiply that by 800 square feet. These rental rates will not be a little amount to pay as the previous was. Because the developer will own the property, it would be who of us to cooperate with neighbors, keep the site clean, operated appropriately, and tenants properly screened.

Ms. Siedschlag said on the west side of Lamon Avenue all the fire hydrants are down the west side. But every single no parking fire lane sign has been removed. Can we have those signs put back up because this new development has limited spaces and would impact the residents. People currently park there all the time. The whole street of Lamon Avenue is parked including people parking on the street to avoid paying for the train parking.

Mr. Ruane confirmed that he would take a look into what happened to the sign with the Fire and Public Works Department.

Scott Swart 4816 w 157th Street Apartment 7 was sworn in.

Mr. Swart asked if the apartment building is currently owned by the City. He also asked when will this happen as he will have to find somewhere else to live.

Mr. Ruane answered no, the apartment building is currently owned by the developer.

Mr. Citron added that he believes a project like this will take around 15 to 18 months.

Terryanne Padgett – 15640 Lamon Avenue was sworn in.

Ms. Padgett said there is currently parking on Lamon Avenue is that still going to be allowed. Similar to what was proposed on 157th Street will that be proposed on the Lamon side. I have asked about a no parking sign in this location as metra parkers use that to avoid paying.

Mr. Ruane responded that they didn't propose any on-street parking on Lamon Avenue. With the additional fire hydrants to be located on the east side this would make sense to not allow parking in that area either. Similar to the last question from Ms. Siedschlag I will confirm with our other departments.

Ms. Padgett also brought up the importance of the bus stop being located at 157th Street and Lamon Avenue. The bus comes 4 or 5 times a day. There are children standing on the corner there at 157th/Lamon. Not to mention that the stop sign located there is much shorter than any other in town. I am not sure if that is up to code.

Chairman Stuewe requested a motion to adopt PZC Resolution 21-25 recommending approval of a Preliminary PUD and Variations at 15644 Cicero Avenue, 15659 Lamon Avenue, 4820 157th Street, and 4816 157th Street in the C3 – Central Business District.

Mr. Ziak motioned

Mr. Zembruski seconded

AYES	NAYS	ABSTAIN
Mr. Ziak		
Mr. Zembruski		
Mr. Forbes		
Mr. Keeler		
Mr. Kerr		
Mr. Mosqueda		
Mr. Schroeder		
Chairman Stuewe		

Motion to approve the request for a PUD with variations at 15644 Cicero Avenue, 15659 Lamon Avenue, 4820 157th Street, and 4816 157th Street, carried, 9-0-0 with 0 absent.

Chairman Stuewe requested a motion to approve the meeting minutes from August 18, 2021.

Mr. Forbes motioned

Mr. Ziak seconded

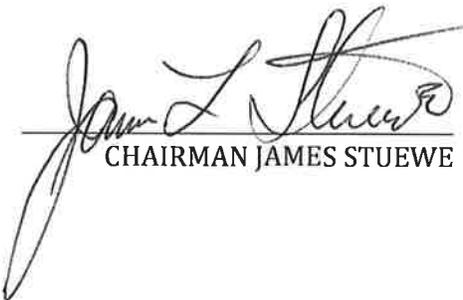
Motion to approve carried by voice vote.

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Zembruski motioned

Mr. Mosqueda seconded

Meeting Adjourned at 8:24 p.m.



CHAIRMAN JAMES STUEWE