

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 13, 2018**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Johnston, Commissioner Carrillo, Commissioner Loreck, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler. Commissioner Correll was excused. Also present: Kari Papelbon, Planner and Zoning Administrator/Planner Pete Wagner.

Minutes of the October 23, 2018 meeting

Commissioner Siepert moved to approve the minutes of the October 23, 2018 meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**PUBLIC HEARING
SIGN APPEAL
ARENA AMERICAS
10861 S. HOWELL AVE.
TAX KEY NO. 955-1001-000**

Zoning Administrator/Planner Wagner read the public hearing notice into the record.

Mayor Bukiewicz made the first and second calls for public comment.

Carol Burns, 510 E. Robert Road, asked if granting this variance will set precedence for future sign applications. Mayor Bukiewicz responded that sign approvals are considered on a case-by-case basis.

Mayor Bukiewicz made the third and final call for public comment.

Justin Silva, Innovative Signs, 180 Treeline, Antioch, IL stated they are 13 feet away from allowing 200 SF signs from the lot line. The visibility on the lettering of "Americas" would only be cleared at about 150 feet, which is about the center of the parking lot.

Zoning Administrator/Planner Wagner stated that the staff reports talks about the building being approximately 287 feet from the right-of-way. It is actually 287 square feet, so it is 30 feet shy of that rule of being 300 feet from a public right-of-way. The sign is 287 square feet. It does have channel letters and does meet all of the other design standards for wall signs for the manufacturing district.

Commissioner Loreck stated that the 200 square foot rendering looks much more appropriate for the size of the building and has no issues with this size sign.

Commissioner Siepert stated he does not see any problem with it.

Commissioner Chandler asked how far away the 100-foot sign could be read. Mr. Silva responded that the lettering that says "Americas" for a clear visibility due to that size would be about 150 feet, so you would still be in the parking lot to have clear visibility. Stretching out to Howell Avenue, traffic going 45 miles per hour, it is not legible. With a 200 square foot sign, the

sign can be read up to 180 feet and then the maximum readable distance would be 750 feet. The main letter set - "Arena" - the larger is 42 inches, the distance would 1,750 feet for maximum readable distance. Within the readable distance for maximum impact, that's 420 feet.

Mayor Bukiewicz stated he is okay with granting the variance. However, this does not set a precedent. Each sign application is looked at with its own unique situation and characteristics. Variances have been granted for other signs.

Commissioner Loreck moved to approve a variance allowing the applicant to install one 200 square-foot wall sign for an industrial building located at 8645 S. Howell Avenue. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**REZONE & CONDITIONAL USE PERMIT
MVAH PARTNERS
7266 AND 7328 S. HOWELL AVE.
TAX KEY NOS. 766-0014-000 AND 766-0015-000**

Planner Papelbon stated that this application was withdrawn, and if it is rescheduled or if there is another application, notice will be given.

**CONDITIONAL USE AMENDMENT
CAMP BOW WOW
8411 S. LIBERTY LANE
TAX KEY NO. 828-0001-000**

Planner Papelbon provided an overview of the conditional use permit amendment request to meet current Code requirements for front/right-of-way parking setbacks. (See staff report for details.)

Seeing as there were no questions or comments, Mayor Bukiewicz called for a motion.

Commissioner Siepert moved that that the Plan Commission recommends that the Common Council approve a Conditional Use Permit Amendment for the property at 8411 S. Liberty Ln., after a public hearing. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**OFFICIAL MAP AMENDMENT
PORTION OF SOUTHWEST ¼ OF SECTION 28
10025 S. SHEPARD AVE.**

Planner Papelbon provided an overview of the official map amendment request to remove a portion of a future street pattern on the Official Map. (See staff report for details.)

Commissioner Chandler asked why it was necessary to remove a street. Planner Papelbon responded that there is no intention for the City to develop the remainder of the property. Therefore, the official street pattern is showing roads that are not necessary. The proposal is to get rid of them as they probably would not get constructed.

Commissioner Hanna asked if it would have an impact at a later time if the City decides to sell this property that it may decrease the value. Planner Papelbon responded that there is storm water infrastructure on the property. If at any time the City would want to portion off any part of

this land, they would have to at least retain the storm water infrastructure. However, there is also an agreement in place that was made many, many years ago with regard to this property, as discussed when this CSM was under consideration to discuss those four parcels. The City has no intention of developing or parceling off or doing anything else with this property.

Commissioner Johnston stated he would prefer to just eliminate the north/south road and keep the connectivity option available for future map street pattern.

Alderman Loreck asked whether any chance to construct those future roads would be eliminated with the removal of both street patterns on the Official Map. Planner Papelbon explained that the option to remove both patterns does not say that there is a future street pattern that would be constructed should development happen. Since development is not going to happen, we are not proposing any roads through there. There is some benefit to maintaining the east/west connection. Since the City owns the property, if that were to be eliminated from the Official Map, it doesn't take away the opportunity to provide a right-of-way or an easement through there at a later date.

Alderman Guzikowski concurred with Commissioner Johnston.

Commissioner Siepert stated he thinks this is fine. If they are not going to be used, there is no sense in keeping them around.

Mayor Bukiewicz stated that that property is just a field. It has natural growth in it planted by the City. There were officially mapped streets here that didn't happen. It is helping to solve and ease storm water management. There are problems with storm water management to the west. There are four lots that got sold off to the School District and currently Knight's construction is building a home there. This is the only thing that was ever proposed because that had the most minimal impact to this area. The City wanted to keep their word with the neighbors and eliminate the roads in there to make sure that they were at ease that the City wasn't going to build in there. That is why the north/south road is being eliminated. The land itself was never slated for development. Mayor Bukiewicz stated that are no intentions to go through to Oak Street. Mayor Bukiewicz summarized that this request is appropriate.

Planner Papelbon added that there is a preference by City staff for the alternative, which is the elimination of both the official street patterns. While it is true that if in the future the City does need to have that east/west connection, it can be put in, but there is no need for it now. Keeping it on the Official Map does not necessarily hold the City to construct it in the future; eliminating it does not have a negative impact. Staff would prefer that the alternative showing the elimination of both road patterns is recommended for approval.

Planner Papelbon further added that she spoke with Asst. Fire Chief Kressuk, and while the FD does say that having that east/west connection would be beneficial for emergency response, it is not necessary. Eliminating it does not affect their response patterns at this time.

Commissioner Johnston pointed out that there have been issues in the past where there aren't officially mapped streets patterns, but keeping these roads acts as a placeholder if that road is connected in the future.

Carol Burns, 510 E. Robert Road, stated that this does restore her faith that the City did follow through on their promise. She stated that there really isn't a direct access.

She stated her preference is option #2.

Planner Papelbon stated that because the suggested motion was written at a time when there was only option #1 available, the motion needs to specify which option is being presented for recommendation.

Commissioner Loreck moved that the Plan Commission recommends to the Common Council that the Official Map for a portion of the Southwest ¼ of Section 28 (mapped, unimproved future right-of-way affecting the property at 10025 S. Shepard Ave.) be amended as offered in option #2 eliminating both future roads after a public hearing. Commissioner Siepert seconded. On roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler voted aye. Commissioner Johnston voted no. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Loreck seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:27 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

November 27, 2018

Date