

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

READING OF AGENDA – ADDITIONS, DELETIONS

NEW BUSINESS

1. ZC #17-016 Holiday Inn Express Minor Plat of Subdivision: **PUBLIC MEETING** – The applicant requests review and recommendation of approval of a minor subdivision to resubdivide three lots into two lots at 4375 Frontage Road in the I1 – Industrial District at the property commonly known as 4375 Frontage Road.
2. ZC #17-015 Holiday Inn Express Special Use Permit/Variations/Text Amendment: **PUBLIC HEARING** – The applicant requests review and recommendation of approval of three forms of zoning relief at 4375 Frontage Road in the I1 – Industrial District and one text amendment to the Oak Forest Zoning Ordinance, each in accordance with Article 11. The applicant requests a special use permit request to allow a hotel, a variation to allow the reduction of required parking stalls, and a variation to allow a four (4) story principal structure where three (3) stories are permitted. The applicant further requests a text amendment to Subsection 11-403(E), Permitted Variations, to allow requests for variations to the maximum permitted height of principal structures in non-residential districts. *Notice published: February 6, 2018 in the Daily Southtown*

APPROVAL OF THE MINUTES

February 7, 2018

CITIZEN PARTICIPATION

ADJOURNMENT



CITY OF OAK FOREST  
PLANNING & ZONING COMMISSION  
Staff Report

February 21, 2018

**TITLE:** HOLIDAY INN EXPRESS SUBDIVISION

**CASE NUMBER:** ZC #17-016

**REQUEST:** Minor Subdivision

The applicant requests review and recommendation of approval of a minor subdivision to resubdivide three lots into two lots at 4375 Frontage Road in the I1 – Industrial District.

**LOCATION:** 4375 Frontage Road  
To the southeast of I-57, on Frontage Road.

**APPLICANT INFORMATION**

**APPLICANT:** Chirag Patel, HD Hotels, LLC  
**SURVEYOR:** Michael Nelson, IL Professional and Surveyor, Wolf Consulting, LLC

**MEETING DATE:** February 21, 2018

**NOTICE MAILED:** February 6, 2018

**STAFF:** Travis Bandstra, Director of Economic and Community Development  
Katie Ashbaugh, Community Planner

**ATTACHMENTS:**

1. Alta Plat of Survey
2. Parvati Subdivision
3. HD Hospitality Subdivision

**I. REQUEST**

The applicant requests review and recommendation of approval of a minor subdivision to resubdivide three lots into two lots at 4375 Frontage Road in the I1 – Industrial District. The request qualifies as a minor subdivision because it involves the subdivision of land into less than four (4) lots, does not involve the extension of any public facilities, nor any variations from the Oak Forest Subdivision Ordinance.

The applicant proposes the two-lot minor subdivision in conjunction with the associated zoning relief request for ZC #17-015, Holiday Inn Express. This minor subdivision request is to allow the additional parking, driveway access, and stormwater management facilities proposed under ZC #17-015 to be shared between the proposed hotel and the existing hotel. The existing subdivision plat, Parvati Subdivision, does not provide provisions allowing and enforcing such joint use and maintenance, rendering new easements and new property line placement as necessary.

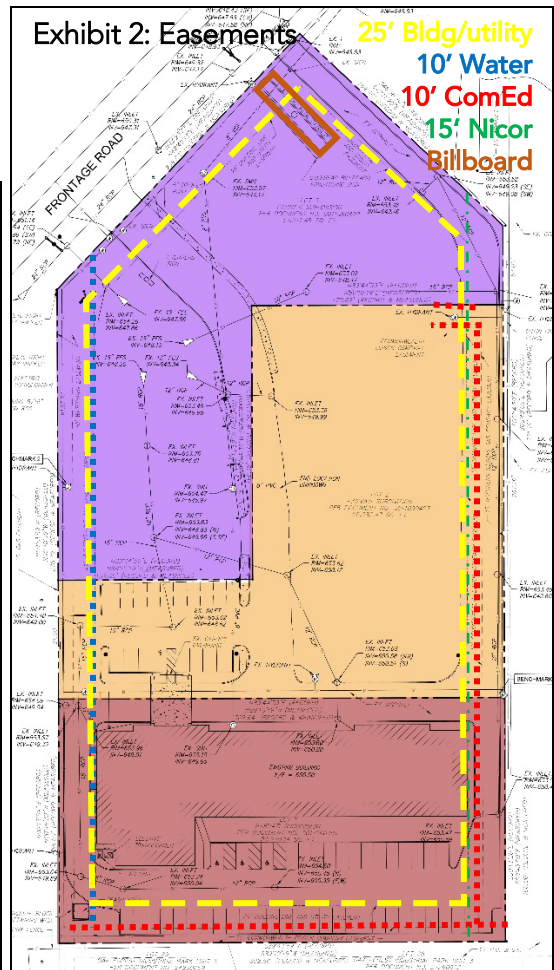
Because this is a request for minor subdivision approval, preliminary plat of subdivision approval prior to final plat of subdivision approval is not required. Therefore, the Planning and Zoning Commission (PZC) shall make a recommendation that City Council approve, approve with conditions, or deny the minor subdivision request. Upon receipt of these recommendations, Council shall then make a final determination.

**II. EXISTING CONDITIONS**

This section refers to the existing three lots as shown on the existing plat of subdivision (Parvati Subdivision) approved under Ordinance 2540.

<b>Zoning</b>	I1 – Industrial District
<b>Surrounding Zoning &amp; Uses</b>	<u>North:</u> Industrial District (CubeSmart Self-Storage) <u>South:</u> I1 – Industrial District <u>West:</u> I1 – Industrial District (vacant, undeveloped; owned by pipeline company) <u>East:</u> I1 – Industrial District (CubeSmart Self-Storage)
<b>Current Use</b>	Vacant
<b>Future Land Use</b>	Industrial
<b>Site Area &amp; Dimensions</b> (see Attachment 1)	<u>Frontage:</u> approximately 240 ft. along Frontage Road with visibility from I-57 <u>Total area of three parcels:</u> approximately 3.76 acres (163,734 sq. ft.) <u>Area of Lot 1 (existing Best Western):</u> approximately 1.15 acres (50,241 sq. ft.) <u>Area of Lot 2 (part of existing parking lot):</u> approximately 1.3 acres (56,282 sq. ft.) <u>Area of Lot 3 (detention pond):</u> approximately 1.3 acres (57,211 sq. ft.)
<b>Existing Site Features</b> (see Exhibits 1 and 2)	<u>Easements</u> A total of six (6) easements exist on the subdivision at present. They are listed below. <ul style="list-style-type: none"> <li>• A twenty-five (25) foot building line and utility easement runs along the exterior property lines of each of the three properties.</li> <li>• A ten (10) foot ComEd utility easement lies between the southernmost property line and the aforementioned twenty-five (25) foot easement.</li> <li>• A ten (10) foot water main easement lies between the westernmost property line and the aforementioned twenty-five (25) foot easement.</li> </ul>

- A fifteen (15) foot Nicor gas utility easement lies between the easternmost property line and the aforementioned twenty-five (25) foot easement. An additional ten (10) foot ComEd utility easement aligns with the twenty-five (25) foot building line and utility easement along the easternmost property line.
- A sixty (60) x five (5) foot rectangular perpetual easement is located in the northern-most corner of the property allowing an existing billboard to remain, as it is not owned or under the control of the applicant per cited, recorded documents on the proposed minor subdivision.



### III. ZONING ANALYSIS

When creating new lots through the subdivision process, each new lot must conform to the applicable zoning district's minimum lot size standards. Applicable standards for easements, new public right-of-way, and stormwater management must also be met.

#### *Bulk, Yard, and Space Requirements*

The dimensions of the two proposed lots of the minor plat of subdivision are as follows:

	Lot 1 (southern-most lot)	Lot 2 (northern-most lot)	I1 District	Met or Not Met
Lot width	302.64 feet	239.58 feet (frontage on Frontage Rd.)	100 feet	Met
Lot depth	166 feet	450 feet (from northern-most point to south property line)	N/A	N/A
Gross lot area	50,240.14 ft <sup>2</sup> (1.15 acres)	113,493.93 ft <sup>2</sup> (2.6 acres)	10,000 ft <sup>2</sup> (0.23 acres)	Met

### III. SUBDIVISION ANALYSIS

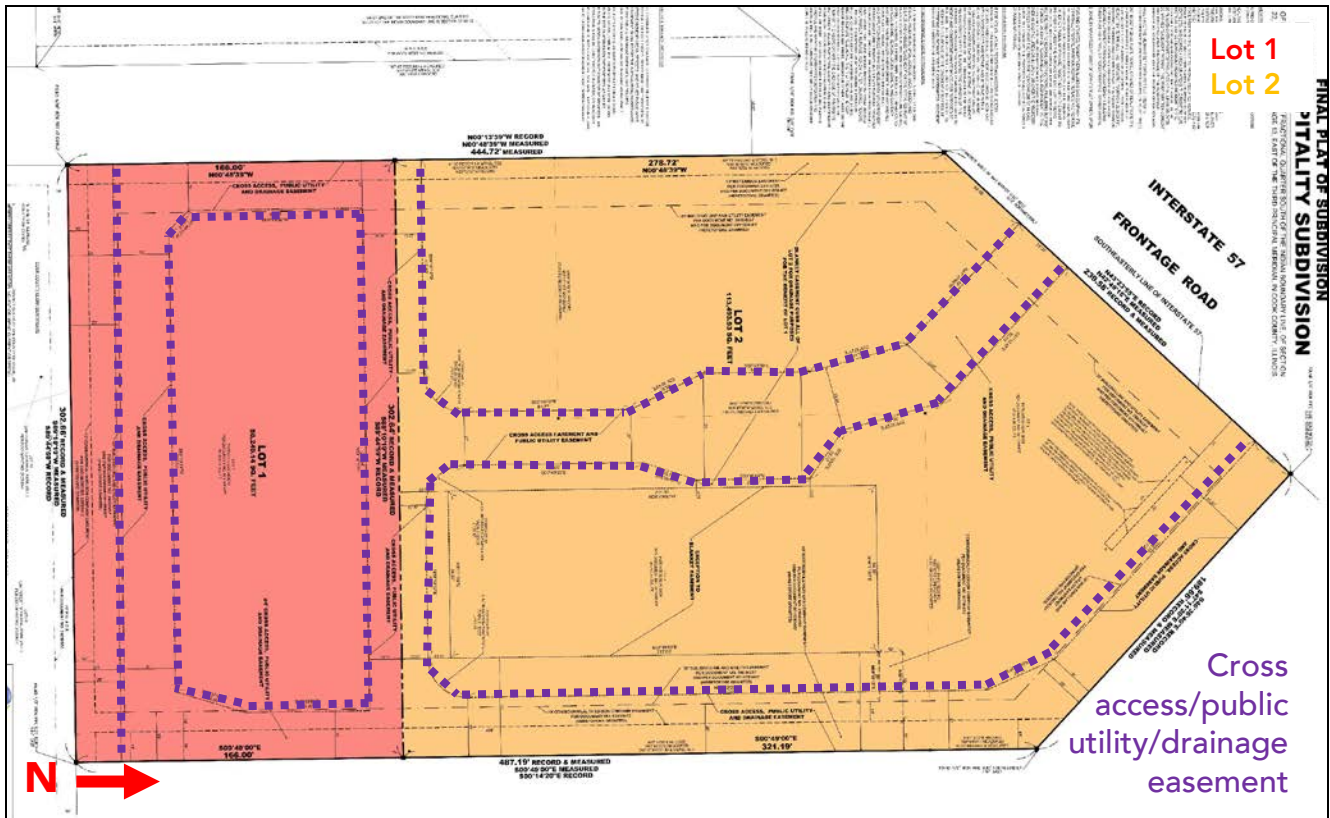
Per the City’s Subdivision Ordinance, all subdivisions are subject to the design and improvement standards as stated in Article IV of said ordinance. Specifically, non-residential subdivisions are required to meet the above referenced zoning requirements of the applicable zoning district and the lot standard as listed below.

Section 4-101(C) Lot Standards, Oak Forest Subdivision Ordinance	
1. <i>General Size, Shape, and Orientation.</i> All lots shall be designed and subdivided in conformance with all of the zoning requirements applicable to the subject property. Side lot lines shall generally be located at right angles or radial to the street-right-of-way.	Met.
2. <i>Single-Family Detached Residential Subdivisions.</i>	N/A
3. <i>Additional Requirements for Lots Served by Private Water or Sanitary Sewer.</i>	N/A
4. <i>Multiple-Family and Non-Residential Lots.</i> Subdivision or Development applications involving two-family, townhouse or multiple-family dwellings and non-residential uses shall be designed in a manner to promote the reasonable development of the property in conformance with zoning requirements, making adequate provision for the location of appropriate building sites, off-street parking and loading requirements and other on-site circulation system requirements, and all applicable requirements of this Code.	Met.
5. <i>Outlots.</i>	N/A

Section 4-101(E), Easement Standards, requires that easements be provided where necessary for public utilities, stormwater drainage, etc. and that the city may require subdivisions at its discretion and their width are subject to the Standards and Specifications Manual.

The applicant proposes to maintain the existing easements, and add the following:

- A cross access and drainage easement covering both existing driveways and the drive aisles surrounding the existing Best Western hotel
- A blanket easement across Lot 2 for the benefit of Lot 1 to allow drainage from Lot 1 to go to the detention basin



#### IV. PZC MOTION

PZC Resolution 18-2 states that this Commission recommends approval of all requests, subject to the following conditions:

- A. That the easement language provisions be modified to the satisfaction of the City Engineer prior to City Council approval; and
- B. That the shared parking agreement, detention basin stewardship plan and maintenance agreement as required by the Metropolitan Reclamation District and the Oak Forest Public Works Department, and all other documents as deemed necessary by the Community Development Director be identified on the subject plat prior to its recording with Cook County; and
- C. That shared parking agreement, detention basin stewardship plan and maintenance agreement and all other documents as deemed necessary by the Community Development Director be recorded on the same date as the subject plat be recorded; and
- D. That the subject plat and all of the supporting documents as specified herein be recorded with Cook County prior to the issuance of building permits.

*Motion to adopt PZC Resolution 18-2.*



R.H. GRANATH  
SURVEYING SERVICE, P.C.  
5544 W. 147TH STREET  
OAK FOREST, IL 60452  
PH: (708) 371-4478  
FAX (708) 371-3922

0011090407

0011090407

# PARVATI SUBDIVISION

BEING PART OF THE SOUTHEAST FRACTIONAL 1/4 SOUTH OF THE INDIAN BOUNDARY LINE, OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL AREA IN SUBDIVISION - 163734.6± SQ. FT.(3.759± ACRES)

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Dwayne K. Fox, CITY TREASURER OF THE CITY OF OAK FOREST, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FOREITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT OAK FOREST, COOK COUNTY, ILLINOIS, THIS 20th DAY OF JUNE, 2001

Dwayne K. Fox  
CITY TREASURER

CERTIFICATE OF PLAN COMMISSIONER

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, James Stuewe CHAIRMAN OF THE CITY OF OAK FOREST PLAN COMMISSION, DO HEREBY CERTIFY THAT ON THIS 20th DAY OF JUNE, 2001, THIS FINAL PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLAN COMMISSION OF THE CITY OF OAK FOREST.

James Stuewe  
CHAIRMAN, PLAN COMMISSION

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS IS TO CERTIFY THAT THE PARVATI INC. IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE ILLINOIS BELL TELEPHONE COMPANY, AND THE COMMONWEALTH EDISON COMPANY, AND THE CITY OF OAK FOREST, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HEREON.

DATED AT 11/6/2001, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Patricia Makolar, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DAVID D. OMM AND SCOTT BURKHARDT ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGN THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES AND USES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 6 DAY OF NOVEMBER, 2001

Patricia Makolar  
NOTARY PUBLIC  
OFFICIAL SEAL

COMMONWEALTH EDISON, AMERITECH AND CABLE TELEVISION FRANCHISE AN EASEMENT AS SHOWN ON THIS PLAT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS, IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AND AMERITECH (GRANTEES) AND THE DESIGNATED CABLE TELEVISION FRANCHISEE OF THE CITY OF OAK FOREST, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME, POLES, WIRES, CABLES, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, IN OVER, UNDER, ACROSS, ALONG AND UPON THE EASEMENT AS DELINEATED, INCLUDING STREETS, GRANTEES HAVE THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREOF THE RIGHT TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES WITHOUT THE PROPER WRITTEN CONSENT OF GRANTEES, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NORTHERN ILLINOIS GAS (NICOR)

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS ("NI-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT MARKED "EASEMENT", AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA, OR AREAS, AND THE SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THE PLAT FOR UTILITY PURPOSES, WITHOUT THE PRIOR WRITTEN CONSENT OF NI-GAS, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

CITY OF OAK FOREST

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF OAK FOREST TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH, BUT NOT LIMITED TO SEWER SERVICE AND THE AND DISTRIBUTION OF WATER IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT MARKED AS PUBLIC UTILITY EASEMENT, INCLUDING STREETS, WHETHER PUBLIC OR PRIVATE.

CITY ENGINEER

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF OAK FOREST, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS INCLUDING ALL GRADING SPECIFICATIONS OF LOTS AND BLOCKS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT OAK FOREST, COOK COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY ENGINEER

UNDERLYING P.I.N. 28-22-404-018-0000  
SEND TAX BILLS TO: PARVATI, INC.  
4375 FRONTAGE ROAD  
OAK FOREST, IL 60452

DRAWING NO.	CAD 0001-06-005	CAD/SRG
PROJECT	4375 FRONTAGE ROAD	
LOCATION	OAK FOREST, ILLINOIS	
CLIENT:	PARVATI, INC.	



SCALE 1"=100'

LOT AREAS  
LOT 1 57211.8 SQ. FT  
LOT 2 56282.6 SQ. FT  
LOT 3 50240.2 SQ. FT

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS IS TO CERTIFY THAT I, STEVEN R. GRANATH, ILLINOIS REGISTERED LAND SURVEYOR NO. 3169 DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

THAT PART OF THE SOUTHEAST FRACTIONAL 1/4 SOUTH OF THE INDIAN BOUNDARY LINE, OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 29 IN OAK FOREST INDUSTRIAL PARK UNIT NO.3, BEING A RECORDED SUBDIVISION IN SAID SOUTHEAST FRACTIONAL 1/4; THENCE NORTH 00 DEGREES 14 MINUTES WEST ALONG A LINE 90 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST FRACTIONAL 1/4 444.48 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE WEST LEG OF THE DAN RYAN EXPRESSWAY (INTERSTATE ROUTE NUMBER 57); THENCE NORTH 43 DEGREES 23 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE 239.16 FEET TO A POINT THAT IS 200.00 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF OUTLOT "B" IN OAK FOREST INDUSTRIAL PARK UNIT NO.1; THENCE SOUTH 48 DEGREES 36 MINUTES 40 SECONDS EAST, 189.66 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 20 SECONDS EAST 486.72 FEET TO THE NORTH LINE OF LOT 28 IN SAID OAK FOREST INDUSTRIAL PARK UNIT NO. 3; THENCE SOUTH 89 DEGREES 45 MINUTES 40 SECONDS WEST 302.33 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT THE PROPERTY FALLING WITHIN THE BOUNDARY OF THE SUBDIVISION AS SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" AS PER COMMUNITY NUMBER 170136 PANEL NUMBER 170310728 F, EFFECTIVE DATE NOVEMBER 6, 2000.

THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON HAS BEEN SUBDIVIDED INTO LOTS AND STREETS, ALL OF WHICH IS CORRECTLY REPRESENTED ON THE HEREON DRAWN PLAT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT TO 62 DEGREES FAHRENHEIT, AND THAT ALL REGULATIONS ENACTED BY THE CITY COUNCIL RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT OAK FOREST, ILLINOIS.

THIS 20th DAY OF JUNE, 2001  
Steven R. Granath  
STEVEN R. GRANATH, R.L.S. NO. 3169

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES OR UNPAID SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THIS TRACT OF LAND IN THE ABOVE PLAT

David D. Omm  
COUNTY CLERK TA

DATE 11-20-2001

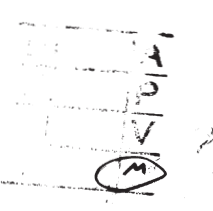
CITY CLERKS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, Scott Burkhardt, CITY CLERK OF THE CITY OF OAK FOREST, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON JUNE 26 2001, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF OAK FOREST, ILLINOIS, THIS 20th DAY OF JUNE, 2001

Scott Burkhardt  
CITY CLERK





CITY OF OAK FOREST  
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 18-02

**WHEREAS**, Chirag Patel, representing HD Hotels, LLC, ("**Applicant**") filed an application for a minor plat of subdivision to resubdivide three lots into two lots ("**Subdivision**"); and

**WHEREAS**, the Applicant's requested Subdivision is for the property commonly known as 4375 Frontage Road ("**Property**"); and

**WHEREAS**, certified letters were duly mailed on February 6, 2018 and a public meeting was convened before the Planning and Zoning Commission ("**PZC**") on February 21, 2018; and

**WHEREAS**, the PZC has considered all of the evidence presented to it, including without limitation, those documents attached and incorporated into this resolution by reference as **Exhibit A**;

**NOW THEREFORE, BE IT RESOLVED**, by the PZC of the City of Oak Forest, Cook County, based on the foregoing recitals which are hereby incorporated by reference that;

Section 1. FINDINGS AND RECOMMENDATION.

Based on the evidence presented at the public meeting, the PZC finds that the Applicant's application for Subdivision complies with all applicable zoning and subdivision requirements and recommends that the City Council approve the Applicant's requested Subdivision, on condition that:

- A. That the easement language provisions be modified to the satisfaction of the City Engineer prior to City Council approval; and
- B. That the shared parking agreement, detention basin stewardship plan and maintenance agreement as required by the Metropolitan Reclamation District and the Oak Forest Public Works Department, and all other documents as deemed necessary by the Community Development Director be identified on the subject plat prior to its recording with Cook County; and
- C. That shared parking agreement, detention basin stewardship plan and maintenance agreement and all other documents as deemed necessary by the Community Development Director be recorded on the same date as the subject plat be recorded; and

- D. That the subject plat and all of the supporting documents as specified herein be recorded with Cook County prior to the issuance of building permits.

ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 20\_\_

AYES: (\_\_\_)

NAYS: (\_\_\_)

ABSENT: (\_\_\_)

ABSTAIN: (\_\_\_)

DRAFT

\_\_\_\_\_

\_\_\_\_\_, Chairman  
Oak Forest PZC





CITY OF OAK FOREST  
PLANNING & ZONING COMMISSION  
Staff Report

February 21, 2018

**TITLE:** HOLIDAY INN EXPRESS

**CASE NUMBER:** ZC #17-015

- REQUESTS:**
1. SPECIAL USE PERMIT APPROVAL
  2. VARIATION – PARKING REDUCTION
  3. TEXT AMENDMENT
  4. VARIATION – HEIGHT INCREASE

The applicant requests review and recommendation of approval of three forms of zoning relief at 4375 Frontage Road in the I1 – Industrial District and one text amendment to the Oak Forest Zoning Ordinance, each in accordance with Article 11. The applicant requests a special use permit request to allow a hotel, a variation to allow the reduction of required parking stalls, and a variation to allow a four (4) story principal structure where three (3) stories are permitted. The applicant further requests a text amendment to Subsection 11-403(E), Permitted Variations, to allow requests for variations to the maximum permitted height of principal structures in non-residential districts.

**LOCATION:** 4375 Frontage Road  
To the southeast of I-57, on Frontage Road.

**APPLICANT INFORMATION**

**APPLICANT:** Chirag Patel, HD Hotels, LLC  
**ARCHITECT:** Shilpa Purohit, LEED AP BD+C, Purohit Architects, Inc.  
**ENGINEERS:** Matt Schumacher, P.E., Cage Civil Engineering

**MEETING DATE:** February 21, 2018

**NOTICE PUBLISHED:** February 6, 2018 | Daily Southtown

**STAFF:** Travis Bandstra, Director of Economic and Community Development  
Katie Ashbaugh, Community Planner

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ATTACHMENTS	
1.	Alta Survey
2.	Existing Conditions (Sheet C2.0)
3.	Site Layout Plan (Sheet C3.0)
4.	Landscape Plan (Sheet L.2)
5.	Parking Analysis (Sheet A1.3)
6.	Description of Operations
7.	Response to Special Use Standards
8.	Response to Variation Standards (Parking Reduction)
9.	Response to Text Amendment
10.	Response to Variation Standards (Height Increase)
11.	Variations of Other Communities

## I. REQUEST

The applicant requests review and recommendation of approval of three forms of zoning relief at 4375 Frontage Road in the I1 – Industrial District and one text amendment to the Oak Forest Zoning Ordinance, each in accordance with Article 11. The applicant requests a *special use permit* request to allow a hotel, a variation to allow the reduction of required parking stalls by thirty (35) spaces (*variation – parking reduction*), and a variation to allow a four (4) story principal structure where three (3) stories are permitted (*variation – height increase*). The applicant further requests a *text amendment* to Subsection 11-403(E), Permitted Variations, to allow requests for variations to the maximum permitted height of principal structures in non-residential districts.

The Planning and Zoning Commission (PZC) shall make recommendations that City Council approve, approve with conditions, or deny each request. Upon receipt of these recommendations, Council shall then make a final determination.

The scope of work, as described in greater detail in Part IV of this report, includes: construction of a four (4) story hotel and associated parking lot with required modifications to the existing stormwater detention basin. Landscaping, wayfinding signs, and other site amenities are also proposed. This Commission should be aware that I1 – Industrial District properties are not subject to design review.

## II. SITE HISTORY

On January 19, 2000, this Commission reviewed and recommended approval of the preliminary site plan for a motel complex on a single lot. The preliminary site plan included three motels, with associated parking to the north and to the south of the southernmost building and to the east of the northern two buildings. A small detention pond was along Frontage Road. At this time, the property was zoned M1 – Manufacturing District, in which a code amendment had been added to allow for commercial uses on properties with highway frontage through the site plan approval process. This change allowed the owner to apply for preliminary site plan approval for the motel complex. The PZC recommended approval of preliminary site plan.

On January 25, 2000, the City Council approved the preliminary site plan.

On February 16, 2000, this Commission reviewed and recommended denial the final site plan for the motel complex. This was due to outstanding concerns regarding stormwater management, fire hydrant access, and driveway design. Staff found that these concerns could be addressed during final engineering and building permitting.

On February 28, 2000, the City Council reviewed and approved the final site plan.

On June 20, 2001, this Commission recommended approval of the single lot being subdivided into three lots on which the Ramada hotel, associated parking and detention pond was located. On June 26, 2001, the City Council approved the three-lot subdivision.

In 2016, the applicant purchased all three lots to acquire the existing hotel, which is now a Best Western. The applicant, architect and engineers in collaboration with staff determined that the proposed site plan also required a resubdivision to consolidate the three lots into two and create necessary easements not included on the original subdivision.

### III. EXISTING CONDITIONS

This section refers to the existing three lots as shown on the existing plat of subdivision (Parvati Subdivision) approved under Ordinance 2540.

<b>Zoning</b>	I1 – Industrial District
<b>Surrounding Zoning &amp; Uses</b>	<u>North:</u> Industrial District (CubeSmart Self-Storage) <u>South:</u> I1 – Industrial District (Emerson Instrument & Valve Services) <u>West:</u> I1 – Industrial District (vacant, undeveloped; owned by pipeline company) <u>East:</u> I1 – Industrial District (CubeSmart Self-Storage)
<b>Current Use</b>	Vacant
<b>Future Land Use</b>	Industrial
<b>Site Area &amp; Dimensions</b> (see Exhibit 1 and Attachment 1)	<u>Frontage:</u> approximately 240 ft. along Frontage Road with visibility from I-57 <u>Total area of three parcels:</u> approximately 3.76 acres (163,734 sq. ft.) <u>Area of Lot 1 (existing Best Western):</u> approximately 1.15 acres (50,241 sq. ft.) <u>Area of Lot 2 (part of existing parking lot):</u> approximately 1.3 acres (56,282 sq. ft.) <u>Area of Lot 3 (detention pond):</u> approximately 1.3 acres (57,211 sq. ft.)
<b>Existing Site Features</b>	<p><u>Building</u>          One building, the existing Best Western hotel, exists on Lot 1, the southernmost property, and shall remain. The building footprint is 16,542 square feet.</p> <p><u>Parking</u>          Two parking lots serve the existing hotel. The parking lot located to the south of the existing hotel contains forty-one (41) standard parking stalls and three (3) ADA stalls. The parking lot to the north contains seventeen (17) parking standard parking stalls and one (1) ADA stall, for a total of sixty-two (62) stalls.</p> <p><u>Access</u>          One thirty (30) foot driveway to the west serves as the primary access point to the site from the south side of Frontage Road. A second fifteen and a half (15.5) foot driveway to the east serves as a secondary access point from the south side of Frontage Road. It runs along the east property lines of all three lots, terminating at the rear of the hotel in the south parking lot.</p> <p>Pulaski Road/Crawford Avenue, located to east of the existing hotel, provides access to Frontage Road from the 159<sup>th</sup> Street and 167<sup>th</sup> Street I-57 exits.</p> <p><u>Landscaping</u>          Minimal landscaping borders the existing hotel. Sparse trees and bushes spot the lawn and the trees are of low caliper.</p>



Exhibit 2: Future Land Use

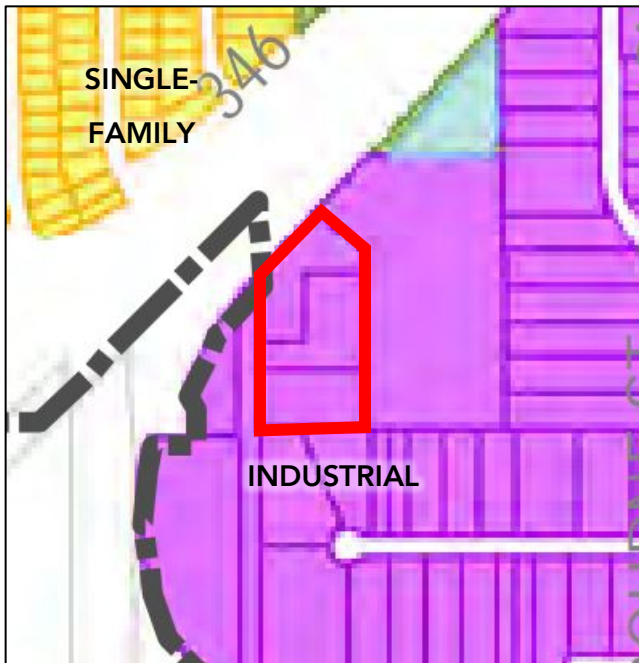
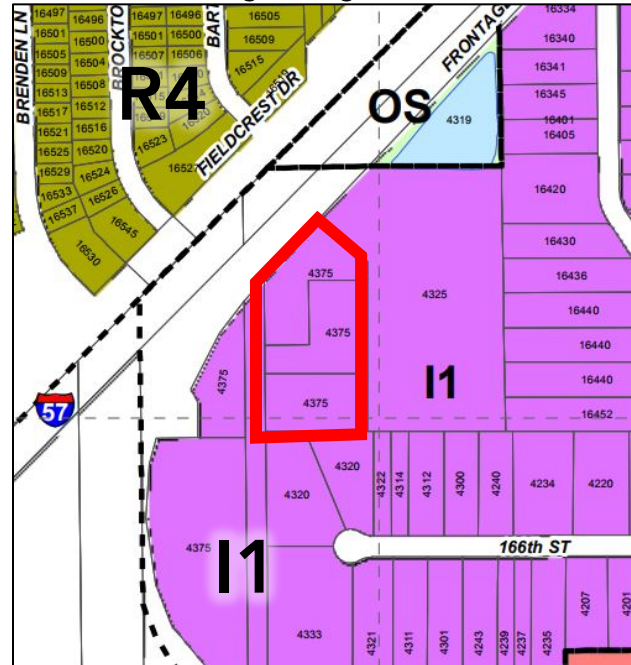


Exhibit 3: Surrounding Zoning & Uses



IV. PROPOSAL

This section uses the proposed two lots as shown on the proposed minor plat of subdivision (HD Hospitality Subdivision) filed under Zoning Case #18-001. Refer to this zoning case for additional information regarding the minor plat.

The text below in *bold and italicized* indicates each of the four requests by the applicant and its related site improvements.

Proposed Use	Hotel			
Proposed Site Improvements	<p data-bbox="370 548 483 579"><u>Building</u></p> <p data-bbox="370 583 1463 821">The applicant proposes to construct one four (4) story hotel with a maximum parapet wall height of 45 feet 5 inches on the proposed Lot 2, the northern-most lot. It provides ninety (90) guest rooms, one 985 square foot conference room, a pool and fitness center, and approximately 2,312 square feet of common area. The main pedestrian entrance, anchored by a marquee area for vehicular drop-offs, is located on the east elevation. The secondary pedestrian entrance is located on the east elevation.</p> <p data-bbox="370 856 581 888"><i>Required Relief</i></p> <p data-bbox="370 892 1463 993">The I1 – Industrial District requires hotels to receive <i>special use permit</i> approval. The I1 – Industrial District also limits the height of principal structures to fifty (50) feet or three (3) stories, whichever is less.</p> <p data-bbox="370 1031 1438 1268">To allow the hotel to be a height of four (4) stories and exceed the three (3) story maximum by one (1) story, a text amendment and a variation are required. Section 11-403(E)(1), <i>Permitted Variations</i>, does not allow any non-residentially zoned properties to request height variations of any kind or amount. Therefore, to allow the principal structure to be four (4) stories, a <i>text amendment</i> allowing such a variation must first be requested and approved, followed by the <i>variation (height increase)</i> request and approval.</p> <p data-bbox="370 1304 472 1335"><u>Parking</u></p> <p data-bbox="370 1339 1463 1612">The applicant proposes to add 102 parking stalls to the site to serve the proposed Holiday Inn Express hotel. Twenty (20) parking stalls are proposed to connect to the existing parking lot located to the north of the existing Best Western hotel. Three (3) standard parking stalls and four (4) ADA stalls are proposed to front the west elevation and flank the main pedestrian entrance. Twenty-two (22) parking stalls are proposed to front the east elevation, adjacent to the secondary pedestrian entrance. The remaining fifty-three (53) spaces are proposed to the north of the hotel.</p> <p data-bbox="370 1650 1433 1717">Per Section 9-104(F)(1)(e), <i>Off-Street Parking Requirements by Land Use - Services</i>, hotels are required to provide the following:</p> <table border="1" data-bbox="370 1751 1463 1877"> <tr> <td data-bbox="370 1751 915 1877">(2) Hotels and other Lodging Places</td> <td data-bbox="915 1751 1463 1877">1 per lodging room PLUS 1 per 200 square feet of net floor area devoted to affiliated meeting, lobby, recreational and administrative uses, PLUS parking for</td> </tr> </table>		(2) Hotels and other Lodging Places	1 per lodging room PLUS 1 per 200 square feet of net floor area devoted to affiliated meeting, lobby, recreational and administrative uses, PLUS parking for
(2) Hotels and other Lodging Places	1 per lodging room PLUS 1 per 200 square feet of net floor area devoted to affiliated meeting, lobby, recreational and administrative uses, PLUS parking for			

affiliated eating and drinking places as herein specified.

Given that the applicant proposes to install new parking stalls to serve the proposed Holiday Inn Express hotel on the same property as the existing Best Western hotel, the parking stalls must be evaluated cumulatively and with the current code requirements.

Below is an analysis of the proposed parking stalls to be added to the site for the proposed hotel, combined with the required parking for the existing Best Western hotel in accordance with the current Zoning Ordinance, as adopted in March of 2014. Refer to Attachment 5 for the floor plan analysis used to determine these requirements.

<b>Proposed vs. Required Parking (includes all "affiliated net floor area", strict interpretation)</b>				
<b>BEST WESTERN (EXISTING)</b>			<b>Required Spaces</b>	<b>Existing/Provided Spaces</b>
Total Number of Hotel Rooms		<b>60 rooms</b>	<b>79</b>	<b>62</b>
Net Floor Area of Affiliated Space		<b>3,734 sq. ft.</b>		
Hotel Room Parking Ratio	1 space per room	60 required spaces		
Affiliated Net Floor Area Parking Ratio	1 space per 200 sq. ft.	19 required spaces		
<b>HOLIDAY INN EXPRESS (PROPOSED)</b>				
Total Number of Hotel Rooms		<b>90 rooms</b>	<b>120</b>	<b>102</b>
Net Floor Area of Affiliated Space		<b>5,876 sq. ft.</b>		
Hotel Room Parking Ratio	1 space per room	90 required spaces		
Affiliated Net Floor Area Parking Ratio	1 space per 200 sq. ft.	32 required spaces		
<b>Final Parking Counts</b>			<b>199</b>	<b>164</b>
<b>Required Variation to Required Number of Spaces</b>			<b>35</b>	

The parking for the Best Western was found to meet the requirements of the city in place at that time. The Best Western hotel on its own is therefore considered legal nonconforming because it does not meet the above referenced parking requirement.

*Required Relief*

Staff finds that the site as a whole, to be two (2) separate lots with one (1) hotel each and related parking lots, requires 199 parking stalls. The site provides 164 stalls, rendering a shortage of thirty-five (35) stalls and requiring a **variation (parking reduction)** to allow fewer parking stalls than is required.

Access & Circulation

One thirty (30) foot driveway to the west provides ingress and egress to the site. One fifteen and a half (15.5) foot driveway to the east provides egress only to the

site from the south side of Frontage Road.

Guests and staff are to use the wider, westernmost driveway to enter the site. This driveway full-access and continues with a thirty (30) foot width as it approaches the proposed hotel. Directly adjacent to the main entrance of the proposed hotel is a landscaped median, which will support the marquee posts. Guests as they travel south, shall enter from the right of the median and turn counter-clockwise to approach the marquee drop-off area, or continue south to approach the Best Western and its related parking. The left side of the median, as approached from the north, is one-way and not to be entered by those traveling south on the driveway. Only those exiting the site or those exiting the drop-off area to the north parking lot shall use it.

All drive aisles throughout the site meet the code required minimum width of twenty-four (24) feet, with the exception of the one-way drive aisle of the marquee drop-off area. Staff directed the applicant to adjust the median so as to prevent and deter accidental south-bound entries.

#### Landscaping

The proposed landscaping meets the requirements of Section 9-107, Buffers and Landscaping Requirements. In all districts except the Gateway Redevelopment Subarea and the I1 – Industrial District, foundation landscaping is required. Staff notes that although it is not required, the applicant proposes a continuous landscape bed around the majority of the proposed hotel.

To ensure this site enhancement remains a part of this zoning relief, the preliminary landscape plan (Attachment 4) will be included with the recommendation to City Council and in the adopted ordinance.

#### Lighting

The applicant proposed parking lot light fixtures throughout the development area to be developed. Staff directed the applicant to install light fixtures near to the right-of-way for wayfinding and navigation, with which they have complied. The photometric plan will be submitted and reviewed during final engineering and building permitting.

## V. ANALYSIS & STANDARDS

### *Special Use Permit*

The proposed use of a hotel on the subject property does not directly align with the Comprehensive Plan's future land use designation as 'industrial'. However, given that a hotel exists on the property directly to the south with which the subject hotel will share parking, staff finds that it is a compatible use. The plans submitted to date generally comply with staff review comments. Outstanding comments are minor and are to be addressed during the final engineering review conducted by staff and the Metropolitan Water Reclamation District, and building permit review. Below is a list of site plan design comments which the applicant will address during final engineering. Any redundant or minor/technical comments are removed.

Site Plan Design Comments	
A shared parking agreement will be required.	To be reviewed during final engineering/permit review; must be recorded with the minor plat of subdivision.
Indicate that consistent curbing type will be installed along the entire length of the west, primary driveway on both sides.	Not met. Refer to Condition C.1
Seating should be provided near the main entrance.	Not met. At discretion of PZC and Council.
Indicate that east, secondary driveway on all sheets shall be a one-way exit only driveway.	Not met. Refer to Condition C.2
Install "Fire Lane – No Parking" signs along the east driveway to ensure fire lane access at all times.	To be reviewed during final engineering/permit review.
Submit a five-year stewardship plan for the long-term, regular maintenance of the detention basin SEED2 wildflower mix to ensure overgrowth is mitigated and invasive species are regularly removed. This can be added to Sheet L.3 or as an addendum to the L plan set.	To be reviewed during final engineering/permit review.

1. Special Use Permit	
No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met	
<i>Code and Plan Purposes.</i>	<b>Met.</b> The proposed use of the subject property, a hotel, will be in harmony with the general and specific purpose for which this code was enacted and for which the regulations of the I1 – Industrial District were established and with the general purpose and intent of the Official Comprehensive Plan.
<i>No Undue Adverse Impact.</i>	<b>Met.</b> Provided that compliance of all conditions is proven, no undue adverse impact is shown.
<i>No Interference with Surrounding Development.</i>	<b>Met.</b> Provided that compliance of all conditions is proven, no interference with surrounding development is shown.
<i>Adequate Public Facilities.</i>	<b>Met.</b> The subject property is presently served by adequate public utilities and any necessary upgrades to service will be addressed at the time of final engineering and building permitting.
<i>No Traffic Congestion.</i>	<b>Met.</b> The proposed use, hotel, will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
<i>No Destruction of Significant Features.</i>	<b>Not applicable.</b> No significant natural features exist on the property at present.
<i>Compliance with Standards.</i>	<b>Met.</b> All standards outlined herein and all other applicable standards are met.

Staff finds that overall, the proposed use, associated site improvements, and conditions of approval serve to ensure the use will meet the standards for form of zoning relief listed below.

*Variation – Parking Stall Reduction*

The applicant requests to reduce the amount of required parking spaces from 199 spaces to 164 spaces, for a total reduction of thirty-five (35) spaces. Staff conducted a review of adjacent communities’ parking requirements for hotels and recent hotel project proposals. Generally, hotels are required to provide one (1) parking space per guest room and a specified ratio dependent upon the maximum number of staff, and any accessory uses or services the hotel provides, such as a restaurant/bar, event room, etc.

The city’s code requires one (1) space per guest room, in addition to one (1) space per 200 square feet of affiliated net floor area. The “affiliated net floor area” is then described to include: “meeting, lobby, recreational and administrative uses, PLUS parking for affiliated eating and drinking places as herein specified”. The subject hotel does not include a separate destination eating or drinking place. It does include a meeting room, a lobby, a breakfast area, a pool and a fitness center as recreational uses, and administrative offices for staff. The net floor area of these uses is 5,876 square feet, requiring thirty (30) spaces, in addition to the ninety (90) spaces required per guest room for a total of 120 spaces. Based on the description of business operations (Attachment 6) and the review of hotel parking requirements of adjacent communities, staff determined that including the lobby area, the recreational uses, and the breakfast area was redundant given that these areas are only used by guests or staff already accounted for using the one (1) space per guest room and one (1) space per 200 square feet of meeting rooms and administrative offices. Staff found that applying the one space per 200 square feet ratio was similar to other communities requiring one space per employee and is the same ratio required for office space in the city’s parking code. Therefore, excluding the redundant uses from the proposed hotel results in the total number of parking spaces needed to adequately serve its primary and accessory uses being ninety-eight (98) spaces: ninety (90) for the guest rooms and eight (8) for the meeting room and administrative offices. The applicant proposes 102 spaces.

Applying this same methodology to the Best Western to grant a variation for both properties given that they will share parking, the Best Western would need sixty-four (64) parking spaces. Including the lobby/breakfast area and recreational uses, seventy-nine (79) parking spaces are required. The site currently provides sixty-two (62) spaces. The Best Western will have access to all of the required seventy-nine (79) spaces per the pending shared parking agreement.

To conclude, staff finds that the proposed 164 parking spaces where 199 parking spaces are required will adequately serve the proposed hotel and the existing hotel. A shared parking agreement, as will be required in conjunction with the minor plat of subdivision, will provide each hotel with the appropriate number of parking spaces based on the aforementioned analysis.

<b>2. Variation - Parking Reduction   Section 9-104(F)(1)(e)(2) Off-Street Parking, Hotels and other Lodging Places</b>	
The applicant requests to reduce the amount of required parking spaces from 199 spaces to 164 spaces, for a total reduction of 35 parking spaces.	
<i>General Standard</i>	<b>Met.</b> Carrying out the letter of the code to install the required 199 parking spaces results in a practical difficulty on the subject property due to its irregular shape and limited size.
<i>Unique Physical Condition</i>	<b>Met.</b> The irregular shape and limited size of the subject property are considered unique physical conditions that amount to more than mere inconvenience to the present owner. The north end of the property is composed of two diagonal lines intersecting to create a more triangular shape, rather than a straight line running east to west as most property lines are drawn. This is due to the I-57 highway

	running along the northwest edge of the property. The lot shape therefore prevent the owner from constructing additional parking on the site.
<i>Not Self-Created.</i>	<b>Met.</b> The unique physical conditions are characteristics of the subject property not caused by the past or present owner. The north end of the property is composed of two diagonal lines intersecting to create a more triangular shape, rather than a straight line running east to west as most property lines are drawn. This is due to the I-57 highway running along the northwest edge of the property. The lot shape therefore prevent the owner from constructing additional parking on the site.
<i>Denied Substantial Rights</i>	<b>Met.</b> Carrying out the strict letter of this code to meet the minimum parking space requirement would prevent the present owner from installing the stormwater management facilities to the west of the property, as required by the Metropolitan Reclamation District. This stormwater management facility is limited to its location, as its depth cannot be extended into the surface of the earth and is in its only possible location.
<i>Not Merely Special Privilege</i>	<b>Met.</b> The practical difficulty resulting from the unique physical conditions is not due to merely the inability of the present owner to enjoy any special privilege or right enjoyed by others as it applies to their properties.
<i>Code Plan and Purposes</i>	<b>Not applicable.</b> The proposed use, a hotel, meets the Comprehensive Plan and Zoning Ordinance’s combined purpose and intent, as reviewed through the associated Special Use Permit request.
<i>Essential Character of the Area</i>	<b>Met.</b> Refer to the Standards for Special Use Permits to which this variation request is related.
<i>No Other Remedy</i>	<b>Met.</b> There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

*Text Amendment*

In general, staff finds the existing Zoning Ordinance to be more restrictive than surrounding communities in the south Chicago suburbs. Attachment 11 is a summary table of other communities and their variation (variance) procedures and allowed variations. The majority of communities allow property owners within their corporate boundaries to request any variation from any provision of the zoning code. Some communities do impose limitations explicitly in the text as to what degree the request may vary from the provision. Others give that discretion to the reviewing bodies on a case-by-case basis.

Based on the findings in Attachment 11, staff finds that the following language should be added as a text amendment to Section 11-403(E)(1), *Permitted Variations*:

*(r) To increase, by not more than one (1) story, the maximum allowable height of a principal structure in any non-residential district, provided that the increase in height by one (1) story shall not require a related increase to the maximum allowable height in feet of the same district.*

<b>3. Text Amendment</b>
<b>Section 11-501(E) – Standard for Amendments</b>
The wisdom of amending the Zoning Map or the text of this Code is a matter committed to the legislative discretion of the City Council and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the Board should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any

particular case, the Board should weigh the factors that Paragraph 11-301 E8 requires the applicant to address.	
<i>Proposed Amendment to Section 11-403(E)(1)</i>	(r) To increase, by not more than one (1) story, the maximum allowable height of a principal structure in any non-residential district, provided that the increase in height by one (1) story shall not require a related increase to the maximum allowable height in feet of the same district.

*Variation – Height Increase*

The height of the proposed Holiday Inn Express hotel is feet is 45 feet, 5 inches. This is four (4) feet, seven (7) inches less than the dimensioned maximum height of fifty (50) feet in the I1 – Industrial District. The language of Section 7-109(A), Maximum Height, states “whichever is less”. This language imposes the three (3) story requirement, although the building meets the fifty (50) foot requirement. Dimensionally and visually, the building conforms and should not detract from character with the surrounding area. Functionally, the hotel use requires an additional story for its purposing of lodging for guests. The ground floor is eleven (11) feet, floor to ceiling and the three (3) stories above are each nine (9) feet, which are typical story heights.

The Holiday Inn brand imposes brand-specific requirements on franchisees, including building footprints, layouts, minimum number of rooms, and architecture. This building, with the exception of the elevations being fifty (50) percent masonry as required by the city’s building code, strictly follows these standards.

<b>4. Variation – Height Increase   Section 7-109(A)(2) Bulk, Space and Yard Requirements, Maximum Height</b> The applicant requests to increase the maximum height of the proposed principal structure from three (3) stories to four (4) stories, for an increase in height by one (1) story above what is permitted.	
<i>General Standard</i>	<b>Met.</b> Carrying out the letter of the code to construct a three (3) story hotel while maintaining the same number of rooms (90) would result in a larger overall building footprint and minimize the land available of the property for a sufficient number of parking spaces.
<i>Unique Physical Condition</i>	<b>Met.</b> The irregular shape and limited size of the subject property further prevents the applicant from enlarging the building footprint in area.
<i>Not Self-Created.</i>	<b>Met.</b> The unique physical conditions are characteristics of the subject property are not caused by the past or present owner.
<i>Denied Substantial Rights</i>	<b>Met.</b> Carrying out the strict letter of this code to maintain the required three-story height maximum would deprive the present owner from constructing a ninety-room hotel on the subject property, therefore depriving substantial rights commonly enjoyed by owners of other lots subject to the same provision.
<i>Not Merely Special Privilege</i>	<b>Met.</b> The practical difficulty resulting from the unique physical conditions is not due to merely the inability of the present owner to enjoy any special privilege or right enjoyed by others as it applies to their properties.
<i>Code Plan and Purposes</i>	<b>Not applicable.</b> The proposed use, a hotel, meets the Comprehensive Plan and Zoning Ordinance’s combined purpose and intent, as reviewed through the associated Special Use Permit request.
<i>Essential Character of the Area</i>	<b>Met.</b> Refer to the Standards for Special Use Permits to which this variation request is related.
<i>No Other Remedy</i>	<b>Met.</b> There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

## VI. PZC MOTION

PZC Resolution 18-3 states that this Commission recommends approval of all requests, subject to the following conditions:

- A. No Authorization of Work. The Ordinance approving the Zoning Relief (“Ordinance”) does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.
- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
- C. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with the following documents and plans, attached hereto as Exhibit A, except for the specific changes listed below under this Condition C; minor changes and site work required to the satisfaction of the City Engineer; and in accordance with all applicable City rules, regulations, and ordinances.
  1. That a consistent curbing type be installed along the entire length of the west, primary driveway on both sides.
  2. That east, secondary driveway be a one-way exit only driveway and appropriate wayfinding be installed.
- D. Limitation of Approval. The special use permit as documented in Exhibit A is limited to the Property, provided that any and all signs indicated on said exhibit shall be subject to review and approval in accordance with Section 9-106 of the Oak Forest Zoning Ordinance.
- E. Final Engineering Approval. Petitioner must obtain approval of final engineering plans from the City Engineer prior to the release of any building or occupancy permits for the Property.
- F. Final Landscape Plan Approval. Petitioner must obtain approval of a final landscape plan, which shall be in substantial conformance with the special use permit documented in Exhibit A, from the Community Development Director prior to the release of any building or occupancy permits for the Property.
- G. Other. Petitioner must agree to enter into a parking enforcement agreement with the City of Oak Forest Police Department to prevent parking in designated fire lanes and any other areas designated as no parking on the Property.
- H. The associated minor plat of subdivision (Zoning Case #17-016) and all its supporting documents (shared parking agreement, detention pond stewardship plan, and any and all other documents deemed necessary by the Community Development Director) shall be required to be approved and recorded with Cook County prior to building permit issuance.

*Motion to adopt PZC Resolution 18-3.*

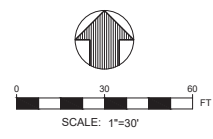




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WEST LEG OF DAN RYAN EXPRESSWAY  
INTERSTATE 57

FRONTAGE ROAD



**PARKING SUMMARY:**

EXISTING BEST WESTERN:	
REQUIRED STALLS (STRICT)	72
REQUIRED STALLS (LIBERAL)	64
STANDARD STALLS	58
HANDICAP STALLS	4
<b>TOTAL PROVIDED</b>	<b>62</b>
PROPOSED HOLIDAY INN EXPRESS:	
REQUIRED STALLS (STRICT)	122
REQUIRED STALLS (LIBERAL)	98
STANDARD STALLS	98
HANDICAP STALLS	4
<b>TOTAL PROVIDED</b>	<b>102</b>
OVERALL:	
REQUIRED STALLS (STRICT)	198
REQUIRED STALLS (LIBERAL)	162
STANDARD STALLS	156
HANDICAP STALLS	8
<b>TOTAL PROVIDED</b>	<b>164</b>

**PAVING LEGEND**

	STANDARD DUTY ASPHALT
	MILL AND OVERLAY EX. PAVEMENT
	HEAVY DUTY CONCRETE
	DECORATIVE PAVERS
	CONCRETE SIDEWALK

3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515  
P: 630.598.0007  
WWW.CAGECIVIL.COM



**REVISIONS**

NO.	DATE	DESCRIPTION
02-07-2018	REVISED PER CITY COMMENTS	
01-23-2018	REVISED PER CITY COMMENTS	

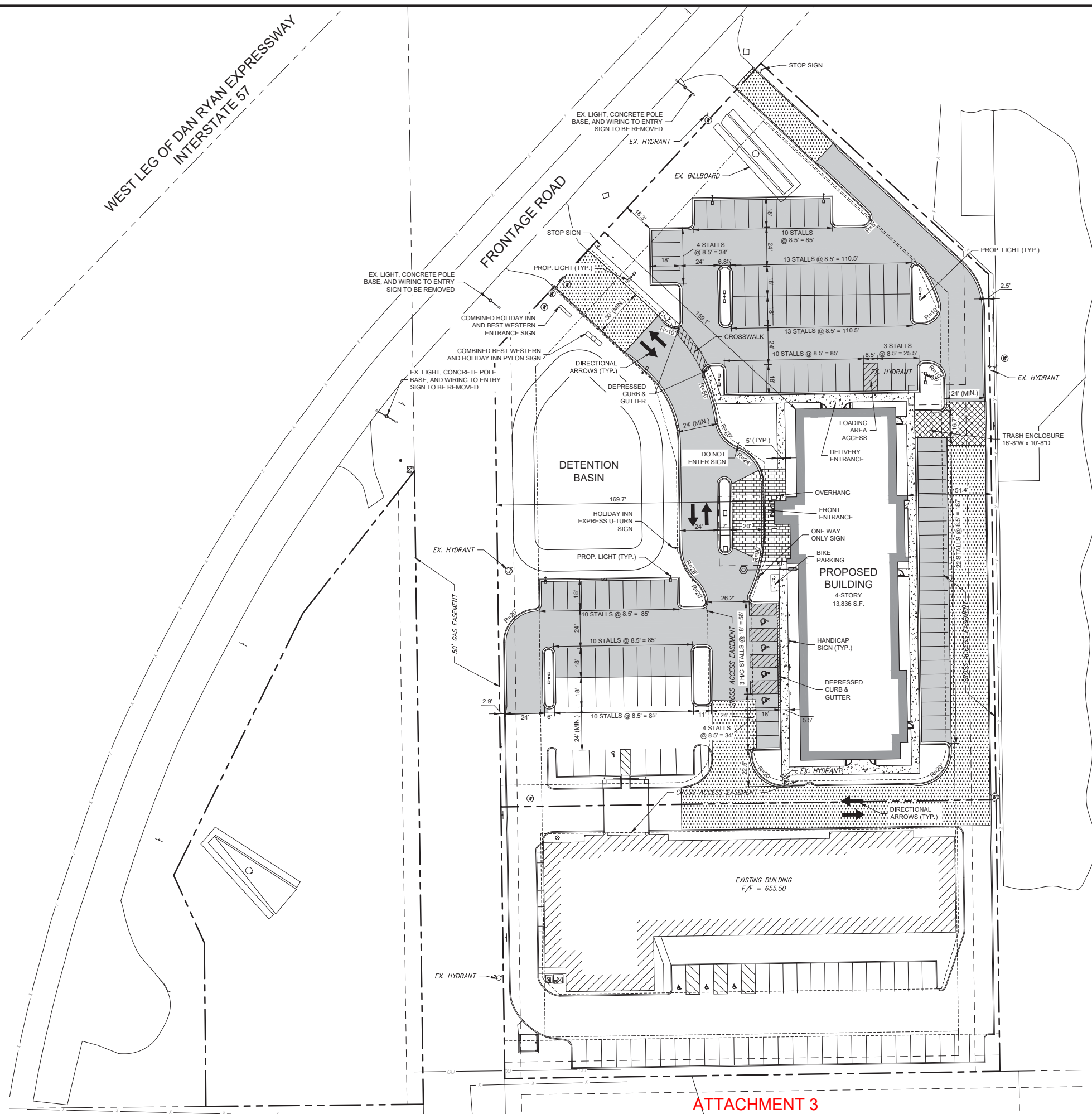
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**HOLIDAY INN EXPRESS**  
OAK FOREST, IL

PROJ NO: 170076  
ENG: BPH  
DATE: 12-15-17  
SCALE: 1"=30'

SHEET TITLE  
**SITE LAYOUT PLAN**

SHEET NUMBER  
**C3.0**  
OF 5



ATTACHMENT 3

PRELIMINARY PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
<b>DECIDUOUS SHADE TREES</b>					
ACF	3.0" CAL.	5	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	B&B
AMM	3.0" CAL.	7	ACER MIYABEI 'MORTON'	MIYABE MAPLE	B&B
GDE	2.0" CAL.	3	GYMNOCLADUS DIOIC. 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B&B
PYC	3.0" CAL.	5	PYRUS CALLERYANA 'CHANTICLEAR'	CHANTICLEAR PEAR	B&B
TCR	2.0" CAL.	4	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	B&B

<b>ORNAMENTAL TREES</b>					
AGP	6' MULTI	4	AMELANCHIER GRAN. 'PRINCESS DI'	PRINCESS DIANA SERVICEBERRY	B&B
BEN	6' MULTI	6	BETULA NIGRA 'BNMTP'	DURA-HEAT RIVER BIRCH	B&B
VIP	6' MULTI	4	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	B&B

<b>DECIDUOUS SHRUBS</b>					
AAB	30" HT.	12	ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	B&B
AMA	24" HT.	25	ARONIA MELANO. 'AUTUMN MAGIC'	AUTUMN MAGIC CHOKEBERRY	B&B
CSI	24" HT.	24	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	B&B
FOS	24" HT.	15	FORSYTHIA X INTERMED. 'SUNRISE'	SUNRISE FORSYTHIA	B&B
RAG	18" W.	10	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	B&B
SBT	18" W.	9	SPIREA BETUFOLIA 'TOR'	TOR BIRCHLEAF SPIRAEA	B&B
SNS	24" HT.	10	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	B&B
SPM	24" HT.	31	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	B&B
VCC	24" HT.	17	VIBURNUM CARLESII 'COMPACTUM'	DWARF KOREANSPICE VIBURNUM	B&B
VTC	30" HT.	10	VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO AMER. CRANBERRY BUSH	B&B
VTA	36" HT.	3	VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO AMER. CRANBERRY BUSH	B&B

<b>EVERGREEN SHRUBS</b>					
JCK	24" W.	13	JUNIP. CHIN. 'KALLAY'S COMPACTA'	KALLAY COMPACT JUNIPER	B&B
TMT	24" W.	33	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	B&B
TME	24" W.	15	TAXUS X MEDIA 'EVERLOW'	EVERLOW DENSE YEW	B&B

<b>ORNAMENTAL GRASSES</b>					
CAA	#3 CONT.	19	CALAMAGROSTIS ACUT. 'STRICTUS'	STRICTUS FEATHER REED GRASS	
MSZ	#3 CONT.	9	MISCANTHUS SIN. 'LITTLE ZEBRA'	LITTLE ZEBRA DWARF JAP. SILVER GRASS	
PAV	#1 CONT.	12	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	

<b>GROUNDCOVER / PERENNIALS</b>					
ACH	#1 CONT.	44	ACHILLEA MILLE. 'PAPRIKA'	PAPRIKA YARROW	18" O.C.
ALS	#1 CONT.	71	ALLUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD ONION	18" O.C.
ASA	#1 CONT.	54	ASTILBE ARENDSII 'FANAL'	FANAL ASTILBE	18" O.C.
GEM	#1 CONT.	32	GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	18" O.C.
HEM	#1 CONT.	56	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.
LAV	#1 CONT.	53	LAVENDULA 'MUNSTEAD STRAIN'	MUNSTEAD ENGLISH LAVENDAR	24" O.C.
PHD	#1 CONT.	21	PHLOX DIVARICATA	BLUE PHLOX	15" O.C.
SEED2	SQ. FT.	10,570	LOW GROWING PRAIRIE FOR CLAY SOILS SEED MIX - SEE NOTE BELOW		
SEED	SQ. FT.	5,750	SEEDED LAWN - REPAIR AND OVERSEED EXISTING LAWN AREAS		
SOD	SQ. YD.	470	SODDED LAWN		

**SEED 2 APPLICATION**  
 LOW GROWING PRAIRIE FOR CLAY SOILS MIX CONTENTS - AVAILABLE THROUGH PRAIRIE NURSERY, WESTFIELD, WI., 1-800-476-9453. WWW.PRAIRIENURSERY.COM  
 APPLICATION RATE 10LBS PER ACRE

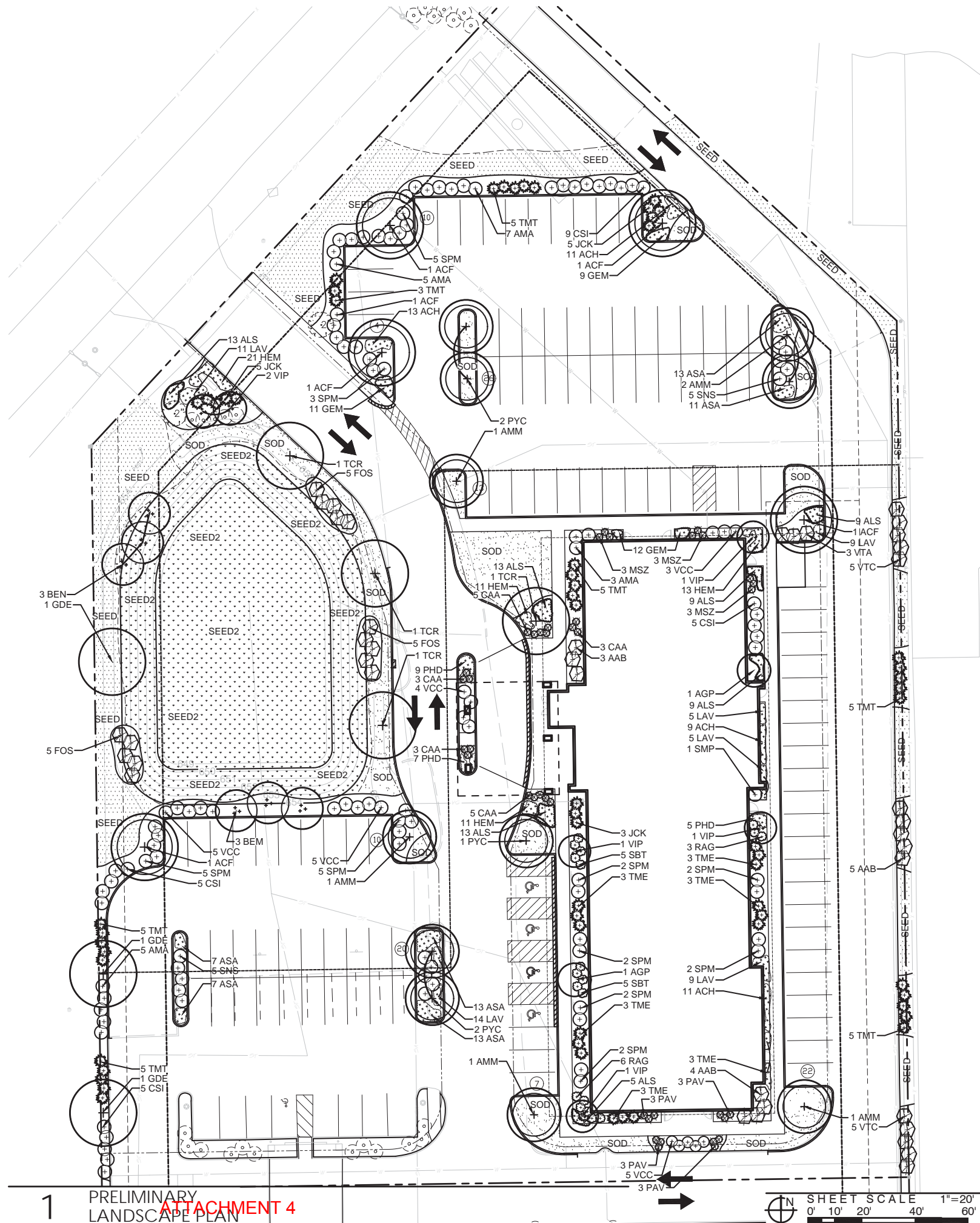
**SEED 2 SPECIES CONTAINED**  
**WILDFLOWERS:** NODDING PINK ONION, SMOOTH ASTER, CANADA MILK VETCH, CREAM FALSE INDIGO, LANCELEAF COREOPSIS, WHITE PRAIRIE CLOVER, PURPLE PRAIRIE CLOVER, SHOOTINGSTAR, PURPLE CONEFLOWER, PRAIRIE BLAZINGSTAR, WILD QUININE, SMOOTH PENSTEMON, BLACK EYED SUSAN, OHIO GOLDENROD, STIFF GOLDENROD, OHIO SPIDERWORT, GOLDEN ALEXANDERS.  
**GRASSES & SEDGES:** SIDEOATS GRAMA, PRAIRIE BROME GRASS, LITTLE BLUESTEM, PRAIRIE DROPSIDE, FOX SEDGE

VILLAGE LANDSCAPE REQUIREMENT CALCULATIONS

REQUIREMENT	DESCRIPTION	CALC. / LENGTH	REQUIRED	PROPOSED
9-107(C)(2)(a) PARKING LOT TREES	ONE (1) - 3" CAL. PER 8 PARKING SPOTS	102 SPACES	13 TREES	16 TREES
9-107(C)(1)(a) PARKING LOT TREES	PARKING LOTS VISIBLE FROM A RIGHT-OF-WAY SHALL BE BUFFERED AND SCREENED	427 L.F.	427 L.F. SHRUB COVERAGE	427 L.F. SHRUB COVERAGE
9-107(B)(2)(b) FOUNDATION PLANTINGS	FOUNDATION PLANTINGS SHALL PROVIDED FOR MIN. 50% OF BUILDING PERIMETER	609 L.F.	305 L.F.	422 L.F.
	TREE RELACEMENTS FOR REMOVALS. TOTAL CALIPER	8" CAL. TOTAL (4 X 2" CAL.) REMOVED	N/A	14" CAL. TOTAL (7 X 2" CAL.) NEW TREE PLANTINGS ADDL TO PARKING SPOT REQUIREMENT

LANDSCAPE LEGEND

	EXISTING TREE		PROPOSED LARGE SHRUB
	PROPOSED 3.0" CAL. SHADE TREE FOR PARKING LOT REQUIREMENT		PROPOSED EVERGREEN SHRUB
	PROPOSED SHADE TREE		PROPOSED LOW SHRUB
	PROPOSED ORNAMENTAL TREE		PROPOSED ORNAMENTAL GRASS
			PROPOSED PERENNIAL PLANTING
			SODDED LAWN
			SEEDED LAWN
			LOW PRAIRIE SEEDED DETENTION



PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME



4373 Frontage Rd, Oak Forest, IL 60452

DRAWING ISSUED

NO. TITLE DATE  
 1. Issued for Village Review 12/29/17  
 2. Rev's per Village Comments 1/23/18  
 3. Rev's per Village Comments 2/07/18

SET TYPE  
 LANDSCAPE PLANS

PROJECT NUMBER  
 1712009

DATE  
 12-22-2017  
 DRAWN BY: LCG APPROVED BY: LCG

SHEET TITLE  
 LANDSCAPE PLAN

SHEET NUMBER

L.2

**Document Record**

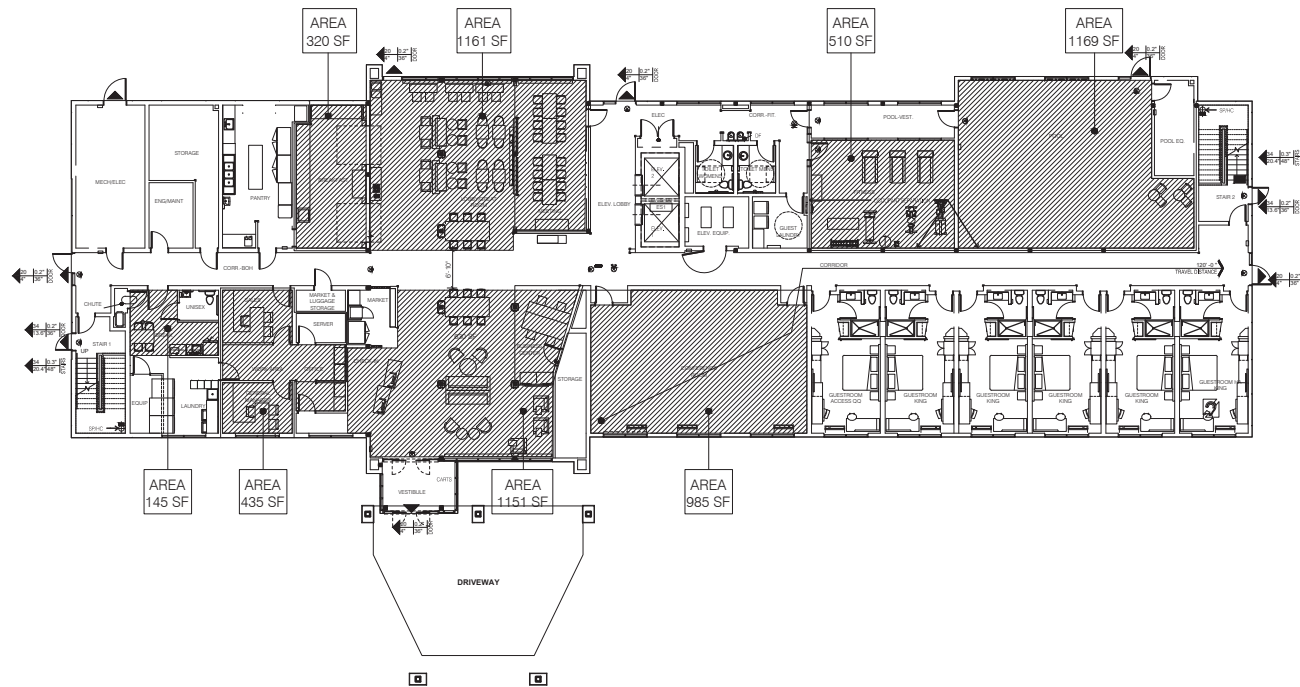
Date	Description
12.06.2017	Issued to Village for Concept Review
12.26.2017	Issued to Village for PZC Review
01.22.2018	Preliminary Review- IHG
02.07.2018	Issued to Village for PZC Meeting- Date 02.21.2018



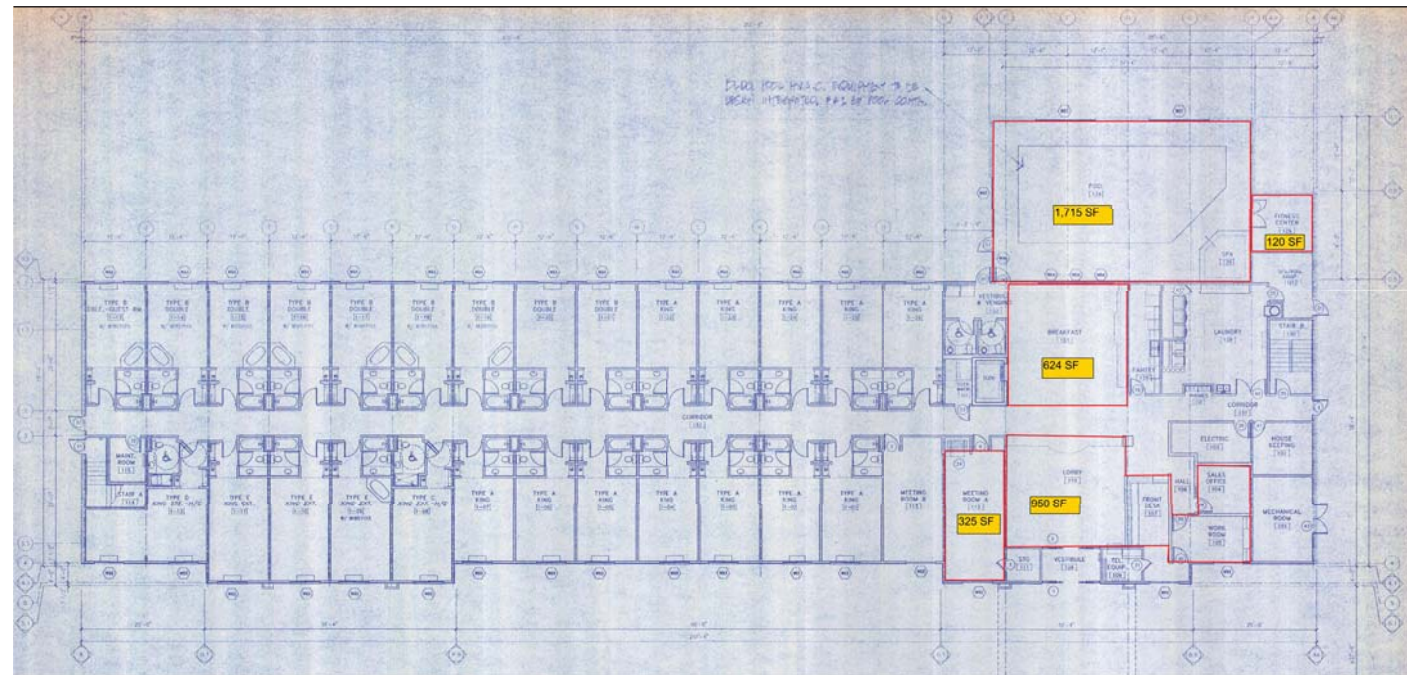
*Holiday Inn Express & Suites*  
 Frontage Rd. (Near existing Best Western), Oak Forest, IL

Proposed vs. Required Parking (includes all "affiliated net floor area")			Required Spaces (per code)	Existing/Provided Spaces
BEST WESTERN (EXISTING)				
Total Number of Hotel Rooms		<b>60 rooms</b>	<b>79</b>	<b>62</b>
Net Floor Area of Affiliated Space		<b>3,734 sq. ft.</b>		
Hotel Room Parking Ratio	1 space per room	60 required spaces		
Affiliated Net Floor Area Parking Ratio	1 space per 200 sc. ft.	19 required spaces		
HOLIDAY INN EXPRESS (PROPOSED)				
Total Number of Hotel Rooms		<b>90 rooms</b>	<b>120</b>	<b>102</b>
Net Floor Area of Affiliated Space		<b>5,876 sq. ft.</b>		
Hotel Room Parking Ratio	1 space per room	90 required spaces		
Affiliated Net Floor Area Parking Ratio	1 space per 200 sc. ft.	30 required spaces		
<b>Final Parking Counts</b>			<b>199</b>	<b>164</b>
<b>Required Variation to Required Number of Spaces</b>			<b>35</b>	

\*excludes rooms/areas labeled as follows: corridors, electric, laundry, pantry, spa/pool equipment, housekeeping, mechanical, telephone equipment, maintenance room, mechanical space, elevator lobby, toilet mens, toilet womens, stairs, pool vestibule, elevator equipment, market & luggage storage, storage, chute, break, eng./maint.



**PROPOSED HOLIDAY INN EXPRESS & SUITES- PARKING AREA -1ST FLOOR** **1**  
 SCALE: 1/2"= 1'-0"



**EXISTING BEST WESTERN- PARKING AREA -1ST FLOOR** **2**  
 SCALE: 1/2"= 1'-0"



2/6/2018

To City of Oak Forest

Re: comments concerning the development of Holiday Inn Express and Suites

Hello,

Please find the answers to the following comments.

\* Hours during which meetings will be hosted in the conference rooms

The meeting room serves as an added amenity for the operations: meaning when we have group bookings of 20-30 people who are staying at the hotel as guests we usually offer them the meeting space for their small gatherings and that way the group can have their own space for conversations/gatherings.

\* Maximum number of attendees meeting rooms will serve  
35 people for Best Western and about 45 for proposed Holiday Inn Express

\* Number of employees on the most heavily staffed shift and the hours of that shift

Time Frame	Holiday Inn Express & Suites(Proposed)	Best Western (Existing)
7am to 11am	7 employees	5 employees
3pm to 12am	1-2 employees	1-2 employees
11am to 3pm	5 employees	3 employees

\* Annual occupancy rates  
Best Western is running at an annual occupancy of approximately 69% and we expect Holiday Inn Express to be occupied around 55% in the beginning years

\* Narrative explaining how pool and fitness centers or other common areas don't generate extra vehicle traffic and should be excluded from the parking calculations

Pool and Fitness center are amenities for the guest who is staying at the hotel. We do not rent these amenities to anybody who is not staying at the hotel. Also during the busy days we provide wrist bands to our guests staying with us to prevent any other person (Not Staying at the Hotel) from outside to use these facilities. Hence to conclude this point the only person staying in the rooms uses these facilities which do not generate any additional needs for the parking.

\* Any other relevant operational details

As a hotel operational point and out of our experiences after communicating with our guests we learn that in these days people who travel for leisure especially families they bring in one car and some corporate travelers uses taxi/Uber/Lyft services to commute. There has been scenario when hotel is completely sold out yet there would be parking spots left.

Thanks

Regards

*Chirag Patel*  
HD Hospitality Inc.  
HD Hotels LLC

### Chicago Southland

4375 Frontage Rd., Oak Forest, IL 60452 P: (708) 687-4800 Reservations: 1 (800) 528-1234 bestwestern.com

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# PUROHIT ARCHITECTS, INC.

Architects & Planners

2020 E. Algonquin Road, Suite 302  
Schaumburg, IL 60173  
P: 847.496.5322; C: 847.757.1618  
[shilpa@purohitarchitects.com](mailto:shilpa@purohitarchitects.com)

January 23, 2018

## Village of Oak Forest

### Community Development Department

15440 S. Central Avenue, Oak Forest, IL 60452  
P: (708) 687-4050

Attn.: **Ms. Katie Ashbaugh**, Community Planner

**Project Address:**           **Holiday Inn Express & Suites**  
  **4375 Frontage Road, Oak Forest, IL (Next to Existing Best Western Hotel)**

**Ref.:**    **Application for Special Use – Permit to allow hotel in I1**

Dear Ms. Katie,

The ownership would like to propose a new 4-story tall “Holiday Inn Express & Suites” hotel at the above address. Holiday Inn Express & Suites is a mid-priced hotel chain within the “InterContinental hotels group” family of brands.

Per your request, please find our written responses to satisfy the standards set forth in Subsections section 11-502(E)(1) of the Zoning ordinance.

#### **1: Code and Plan Purposes:**

The property owner, also owns the existing Best Western hotel in the same campus. Given the location of the site along with the fact that there is only one common access serving all the parcels; having another similar type of hotel in the empty lot seems to be the best fit/approach. The proposed use and development will be in harmony with what is already on the site

#### **2: No Undue Adverse Impact:**

All existing utilities, access roads, drainage and other necessary facilities either are in place or, shall be modified as per the required ordinance. Thus, the establishment of the special use will not have undue adverse effect upon adjacent property, the character of the area and shall not be detrimental to or endanger the public health, safety, morals or general welfare

#### **3: No Interference with surrounding Development:**

This property was originally designed for a hotel use and it has been used as such thru’-out. Since we are proposing to continue using the property for a hotel, we believe the establishment will not be dominate the immediate vicinity or interfere with the use and development of neighboring property in accordance with the applicable district regulations.

#### **4: No Traffic Congestion:**

New onsite parking is proposed for the establishment. Cars will not be leaving or entering the site/ street at the same time and thus will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

**5: No Destruction of Significant features:**

The proposed hotel will not result in the destruction, loss, or damage of any natural scenic or historic features of significant importance.

**6: Compliance with Standards:**

The requested special use shall fully conform to applicable regulations of the Village ordinance.

Please do not hesitate to contact us should you have any questions or concerns regarding this matter. Thank you.

Sincerely,



**Shilpa Purohit, Architect**  
*(On behalf of the Owner)*

Cc.: **Mr. Chirag Patel**, Owners Representative

# PUROHIT ARCHITECTS, INC.

Architects & Planners

2020 E. Algonquin Road, Suite 302

Schaumburg, IL 60173

P: 847.496.5322; C: 847.757.1618

[shilpa@purohitarchitects.com](mailto:shilpa@purohitarchitects.com)

February 07, 2018

## Village of Oak Forest

### Community Development Department

15440 S. Central Avenue, Oak Forest, IL 60452

P: (708) 687-4050

Attn.: **Ms. Katie Ashbaugh**, Community Planner

**Project Address:** **Holiday Inn Express & Suites**  
**4375 Frontage Road, Oak Forest, IL (Next to Existing Best Western Hotel)**

**Ref.:** **Application for Variance – To reduce minimum parking required**

Dear Ms. Katie,

The ownership would like to propose a new “Holiday Inn Express & Suites” hotel at the above address. Holiday Inn Express & Suites is a mid-priced hotel chain within the “InterContinental hotels group” family of brands.

Per your request, please find our written responses to satisfy the standards set forth in Subsections section 11-502(E)(1) of the Zoning ordinance.

#### **1: Code and Plan Purposes:**

Based on the parking count/calculations, following parking spots are required:

Existing Best Western Hotel: 79 parking spaces

Proposed Holiday Inn Express & Suites: 120 parking spaces

Total Required Parking: 199 Parking Spaces; Provided: 164 Parking Spaces

#### **1: General Standard:**

Per the ordinance the facility shall be short of 35 parking spots from the village ordinance. The ordinance requires one parking spot per guest room and one parking spot for every 200 SF of common spaces such as lobby, breakfast, conference rooms, fitness & pool.

Pool and Fitness center are amenities only for the guests who are staying at the hotel. These are keyed entries/wrist band entries only. No additional parking spots are anticipated for these areas, even though the ordinance requires.

From the owner’s current experience, in these days people who travel for leisure especially families they bring in one car and some corporate travelers prefer to use taxi / uber / lyft services to commute. There have also been scenarios when existing Best western hotel is almost completely sold out, yet parking would not be full.

#### **2: Unique Physical Condition:**

The parking is only short 35 spaces than the current ordinance requirements. This is about 17.6% short of the parking requirement. The current BW hotel is usually running at its about 65% occupancy and the proposed hotel is expected to run at 55% for the first few years. Additionally, the chances of both the hotels to be completely

booked at the same time are very slim. Knowing this we do not see any issue with shortage of parking and see no undue adverse impact on anything.

**3: Not Self-Created:**

Request for the fourth story is not the result of any action or inaction of the owner or his predecessor in title and existed at the time of the enactment of the provision from which a variation is sought or was created by natural forces or was the result of government action, other than the adoption of this code, for which no compensation was paid.

**4: Denied Substantial Rights:**

New onsite parking is proposed for the establishment. Cars will not be leaving or entering the site/ street at the same time and thus will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. We believe the establishment will not dominate the immediate vicinity or interfere with the use and development of neighboring property in accordance with the applicable district regulations.

**5: Not Merely Special Privilege:**

Hotels of this nature in similar location setups, are typically required have 1 parking per the number of provided guest rooms. All other associated amenities, such as pool, fitness center, breakfast, meeting rooms, lobby spaces are for the guest uses; for whom the parking is already counted. The ownership is not requesting the variation to enjoy any special privilege.

**6: Code and Plan Purposes:**

We believe the establishment will not dominate the immediate vicinity or interfere with the use and development of neighboring property in accordance with the applicable district regulations.

**7: No Destruction of Significant features:**

The requested variance shall fully conform to applicable regulations of the Village ordinance.

- J The proposed four-story hotel will not result in the destruction, loss, or damage of any natural scenic or historic features of significant importance, as the hotel is still within the maximum allowable variance of 25% and the fact that there already exists another hotel within the same so-called campus.
- J Would not block light/ ventilation to the nearby properties
- J Would have enough parking, not to create substantial traffic/ congestion in the public street
- J Would have code required storm detention not to increase the danger.
- J Would comply with the fire department requirements, so as not increase the danger of fire.
- J Would take steps not to unduly tax public utilities and facilities in the area
- J Would not endanger the public health and safety.

Please do not hesitate to contact us should you have any questions or concerns regarding this matter. Thank you.

Sincerely,



**Shilpa Purohit, Architect**  
*(On behalf of the Owner)*

Cc.: **Mr. Chirag Patel**, Owners Representative

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[shilpa@purohitarchitects.com](mailto:shilpa@purohitarchitects.com)

February 07, 2018

## Village of Oak Forest

### Community Development Department

15440 S. Central Avenue, Oak Forest, IL 60452

P: (708) 687-4050

Attn.: **Ms. Katie Ashbaugh**, Community Planner

**Project Address:           Holiday Inn Express & Suites  
4375 Frontage Road, Oak Forest, IL (Next to Existing Best Western Hotel)**

**Ref.:   Text Amendment response for height increase variation**

Dear Ms. Katie,

The ownership would like to propose a new 4-story high "Holiday Inn Express & Suites" hotel at the above address and is requesting below text amendment to the zoning ordinance. Holiday Inn Express & Suites is a mid-priced hotel chain within the "InterContinental hotels group" family of brands.

#### **Wording of the proposed text Amendment:**

*11-403(E)(1)(r) To increase, by not more than one (1) story, the maximum allowable height of a principal structure in any non-residential district, provided that the increase in height by one (1) story shall not require a related increase to the maximum allowable height in feet of the same district.*

#### **Statement of the need and justification for the proposed text amendment:**

*The proposed building has one more story than the allowable maximum, but the total height is within the allowable maximum of 50'-0". Typically, this kind of projects (hotels and such) do not require more than 10'-12' floor-to-floor height. Allowing the maximum height of 50'-0" in the industrial zone and restricting the stories to three, does not truly correlate/ connect.*

#### **A statement concerning the conformity to the City Official Comprehensive Plan:**

The 4-story hotel shall blend with the nature of the surrounding establishments and shall beautify the existing vacant/ underutilized land. It will bring in more job opportunities to the neighborhood and will help the surrounding industrial areas with nearby lodging. The hotel shall conform to detention/ storm water requirements and shall not put any adverse effect to the surrounding properties, in fact it will create positive environment.

Please do not hesitate to contact us should you have any questions or concerns regarding this matter. Thank you.

Sincerely,



**Shilpa Purohit**, Architect

(On behalf of the Owner)

Cc.:   **Mr. Chirag Patel**, Owners Representative

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February 07, 2018

## Village of Oak Forest

### Community Development Department

15440 S. Central Avenue, Oak Forest, IL 60452

P: (708) 687-4050

Attn.: **Ms. Katie Ashbaugh**, Community Planner

**Project Address:**           **Holiday Inn Express & Suites**  
**4375 Frontage Road, Oak Forest, IL (Next to Existing Best Western Hotel)**

**Ref.:**    **Application for Variance – Permit 4-Story Building in I1 zoning district**

Dear Ms. Katie,

The ownership would like to propose a new 4-story tall “Holiday Inn Express & Suites” hotel at the above address. Holiday Inn Express & Suites is a mid-priced hotel chain within the “InterContinental hotels group” family of brands.

Per your request, please find our written responses to satisfy the standards set forth in Subsections section 11-502(E)(1) of the Zoning ordinance.

#### **1: General Standard:**

The I1-Zoning district restricts the height of the building to be no more than 50'-0” and stories to be no more than three. The building code IBC 2006, under construction type IA and building type R1 allows unlimited stories and height.

The proposed building has one more story than the allowable maximum, but the total height is within the allowable maximum. Typically, this kind of projects (hotels and such) do not require more than 10'-12' floor-to-floor height, including the structure. Thus, allowing the maximum height of 50'-0”, but at the same time restricting the stories to three; does not correlate/ connect.

#### **2: Unique Physical Condition:**

Most of the surrounding buildings are true industrial type of buildings, which are typically tall. Allowing a four-story building, if the building is below the maximum building height requirement should not pose any undue adverse impact to the neighboring properties or the fire department.

#### **3: Not Self-Created:**

Request for the fourth story is not the result of any action or inaction of the owner or his predecessor in title and existed at the time of the enactment of the provision from which a variation is sought or was created by natural forces or was the result of government action, other than the adoption of this code, for which no compensation was paid.

**4: Denied Substantial Rights:**

Restricting the stories to three, will make it harder for many hotel businesses of this scale/ type to consider building within the industrial zone, due to the competitions from the surrounding hotels in nearby villages.

New onsite parking is proposed for the establishment. Cars will not be leaving or entering the site/ street at the same time and thus will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

**5: Not Merely Special Privilege:**

IHG's prototype hotels of this nature are required to have four stories. The ownership is not requesting the variation to enjoy any privilege.

**6: Code and Plan Purposes:**

We believe the establishment will not dominate the immediate vicinity or interfere with the use and development of neighboring property in accordance with the applicable district regulations.

**7: No Destruction of Significant features:**

The requested variance shall fully conform to applicable regulations of the Village ordinance.

- The proposed four-story hotel will not result in the destruction, loss, or damage of any natural scenic or historic features of significant importance, as the hotel is still within the maximum allowable building height and the fact that there already exists another hotel within the same so-called campus.
- Would not block light/ ventilation to the nearby properties
- Would have enough parking, not to create substantial traffic/ congestion in the public street
- Would have code required storm detention not to increase the danger.
- Would comply with the fire department requirements, so as not increase the danger of fire.
- Would take steps not to unduly tax public utilities and facilities in the area
- Would not endanger the public health and safety.

Please do not hesitate to contact us should you have any questions or concerns regarding this matter. Thank you.

Sincerely,



**Shilpa Purohit, Architect**  
*(On behalf of the Owner)*

Cc.: **Mr. Chirag Patel**, Owners Representative

**EXHIBIT A**  
Permitted Variations

<b>Zoning Variations in Other Communities</b>	
<b>OAK FOREST, 11-403 – VARIATIONS</b>	
Intent	(A) Authority “The Planning and Zoning Commission, and, in the cases specified in Paragraph D4 of this Section, the City Council, shall have the authority to grant variations from the provisions of this Code, but only in compliance with the procedures set forth in Subsection D of this Section and in those specific instances enumerated in Subsection E of this Section and then only in accordance with each of the standards enumerated in Subsection F of this Section.”
Review Procedure	<ul style="list-style-type: none"> <li>• 18 specified forms of relief are reviewed and determined by the PZC acting as the Zoning Board of Appeals</li> <li>• 3 specified forms of relief are reviewed and determined by the City Council, following PZC recommendation</li> <li>• 1 specified form of relief is reviewed and determined by the Community Development Director</li> <li>• Any and all other variations not specified are not permitted.</li> </ul>
<b>FRANKFORT, ARTICLE B – VARIATIONS</b>	
Intent	Part 1: Purpose. The “variation” process is intended to provide limited relief from the requirements of this Ordinance in those cases where strict application of those requirements will create a practical difficulty or particular hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance. It is not intended that variations be granted merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general. Rather, it is intended to provide relief where the requirements of this Ordinance render the land difficult to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variation is requested. In no event, however, shall the Village grant a variation which would allow the establishment of a use which is not otherwise allowed in a zoning district or which would change the zoning district classification of any or all of the affected property.
Review Procedure	<ul style="list-style-type: none"> <li>• Any and all variations may be requested and are reviewed and determined by the Village Board, following Zoning Board of Appeals recommendation</li> <li>• Any variation granted must be the least degree of variation needed to make up for hardship or unique physical attribute</li> </ul>
<b>LEMONT, 17.04.150 – VARIATIONS</b>	
Intent	A. A variation is a grant of relief to a property owner from the requirements of this Unified Development Ordinance where literal adherence would cause undue hardship. Additionally, a variation is intended to provide relief where the requirements of this ordinance would render the land difficult to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variation is requested. A variation is not intended merely to remove an inconvenience or financial burden that the requirements of this ordinance may impose. A variation is not intended to allow the establishment of a use that is otherwise prohibited in a zoning district or that would change the zoning district classification, and a variation should not be granted where a special use approval or amendment to the Unified Development Ordinance would be more appropriate.
Review Procedure	<ul style="list-style-type: none"> <li>• 5 specified forms of relief are reviewed and determined by the Village Board, following Zoning Officer recommendation</li> <li>• Any and all other forms of relief, specified or otherwise, may be requested then are reviewed and determined by the Village Board, following PZC recommendation</li> <li>• Conditions and/or limitations may be imposed in conjunction with the granted relief</li> </ul>
<b>MIDLOTHIAN, 11-2-7 – VARIATIONS</b>	

Intent	(A) Establishment And Purpose: The village has previously established the process for review of variation requests. The process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this title that create practical difficulties or particular hardships.  (B) Initiation Of Variations: Any person having a right of ownership or right of possession in any property in the village may request a variation. All applications for variations shall be filed with the village clerk in accordance with the requirements in section 11-2-7, "Applications", of this chapter.
Review Procedure	<ul style="list-style-type: none"> <li>Any and all forms, specified or otherwise, may be requested then are reviewed and determined by the Village Board following Zoning Board of Appeals recommendation</li> </ul>

**CRESTWOOD, 159.214 – VARIATIONS**

Intent	(A) A variation of the provisions of this chapter is the allowance of a specific change of a requirement of this chapter for a specific case. A variation shall not change or alter the provisions of this chapter, nor should it be considered an amendment hereto.
Review Procedure	<ul style="list-style-type: none"> <li>Any and all forms of relief may be requested then are reviewed and determined by the Zoning Board of Appeals; it is unclear if the Village Board makes the final determination or not</li> </ul>

**ORLAND PARK, 5-109 – VARIANCES (LAND DEVELOPMENT CODE)**

Intent	(A) The Hearing Officer(s) and the Plan Commission are hereby authorized to grant and/or recommend to the Board of Trustees such variances from the literal terms of these regulations where there are practical difficulties or unnecessary hardships that may result from strict compliance with these regulations so that the spirit of these regulations shall be observed, public safety and welfare secured, and substantial justice done. The Hearing Officer(s) shall hear those applications affecting one (1) single family residential dwelling and those applications affecting multi-family dwellings of fewer than six (6) units. All other applications for a variance shall be heard by the Plan Commission. (Ord. 3281 - 8/16/99; Amd. Ord.4411 - 9/2/08)
Review Procedure	<ul style="list-style-type: none"> <li>Five (5) specified forms of relief may be requested for single family homes or multi-family homes less than six (6) dwelling units and shall be reviewed and determined by the Hearing Officer</li> <li>Six (6) specified forms of relief may be requested for all other properties, then reviewed and determined by the Plan Commission</li> <li>Any and all forms, specified or otherwise, may be requested then are reviewed and determined by the Village Board following Plan Commission recommendation</li> </ul>

**TINLEY PARK, SECTION X-G - VARIATIONS**

Intent	(1) Authority: Except as specifically provided below in Section X.G.5 and above in Section X.E.3.B.(6), and X.E.3.D, the Village Board of Trustees shall decide all applications for variations of the provisions of this Ordinance after a Public Hearing held before the Board. The Board shall, except as provided in Section X.G.5 below, hold a Public Hearing upon all applications for variations and, except as provided in Section X.E.4 above, report its recommendations to the Village Board of Trustees for action. The Board shall not approve where it has final decision-making power, nor shall it recommend where it does not, any variation unless the Board has made Findings of Fact specifying the reason or reasons for recommending or approving the variation. Such findings shall be based upon the standards hereinafter prescribed. Also, where the Village Board decides whether to grant a variation hereunder, no variation shall be granted by the Village Board without such Findings of Fact. If a request for a variation, however, is combined with a request for rezoning, a Special Use Permit or a Planned Unit Development, then the Plan Commission of this Village shall have jurisdiction over such request,
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	shall conduct a Public Hearing thereon, and shall make the Findings of Fact and recommendation to the Village Board in the same manner and under the same standards and procedures as set forth herein for the Board.
Review Procedure	<ul style="list-style-type: none"> <li>• Six (6) specified forms of relief may be requested for all other properties, then reviewed and determined by the Village Board</li> <li>• Any and all forms may be requested then are reviewed and determined by the Village Board following Plan Commission or Board recommendation</li> </ul>
HOMER GLEN, 220-1207 – VARIANCES	
Intent	(A) Purpose of variance. The variance process is intended to provide limited relief from the requirements of this chapter in those cases where strict application of those requirements will create a practical difficulty or particular hardship prohibiting the use of land in a manner otherwise allowed under this chapter. It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of this chapter may impose on property owners in general. Rather, it is intended to provide relief where the requirements of this chapter render the land difficult to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variance is requested. In no event, however, shall the Village grant a variance which would allow the establishment of a use which is not otherwise allowed in a zoning district or which would change the zoning district classification of any or all of the affected property.
Review Procedure	<ul style="list-style-type: none"> <li>• Seven (7) specified forms of relief may be requested and then are reviewed and determined by the Zoning Officer</li> <li>• Any and all forms, specified or otherwise, may be requested then are reviewed and determined by the Village Board following Plan Commission recommendation</li> </ul>

CITY OF OAK FOREST  
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 18-03

**WHEREAS**, Chirag Patel, representing HD Hotels, LLC, (“**Applicant**”) filed an application for a special use permit to allow a hotel in the I1 – Industrial District; a variation to Section 9-104(F)(1)(e)(2) to allow 164 parking spaces where 199 are required; and a variation to allow a four (4) story principal structure where three (3) stories are permitted (“**Zoning Relief**”); and such other and further zoning relief as may be required; and

**WHEREAS**, the Applicant also requested a text amendment to Subparagraph 11-403(E)(1), Permitted Variations, of the City of Oak Forest Zoning Ordinance to allow for variations to the maximum permitted height of principal structures in non-residential districts (“**Text Amendment**”) and such other and further zoning relief as may be required; and

**WHEREAS**, the Applicant’s requested Zoning Relief is for the property commonly known as 4375 Frontage Road (“**Property**”); and

**WHEREAS**, the Applicant’s requested Text Amendment is fully set forth in **Exhibit B** which is attached and by this reference incorporated into this resolution; and

**WHEREAS**, a public notice was duly published in the Daily Southtown on February 6, 2018 and a public hearing was convened before the Planning and Zoning Commission (“**PZC**”) on February 21, 2018; and

**WHEREAS**, the PZC has considered all of the evidence presented to it, including without limitation, those documents attached and incorporated in to this resolution by this reference as **Exhibit A**;

**NOW THEREFORE, BE IT RESOLVED** by the PZC of the City of Oak Forest, Cook County, based on the foregoing recitals which are hereby incorporated by reference, that:

Section 1.     FINDINGS.

Based on the evidence presented at the public hearing, and the Findings of Fact attached hereto as **Exhibit C**, the PZC hereby finds that the Applicant's requests do satisfy the standards for the requested Zoning Relief and for the requested Text Amendment as set forth in the Zoning Ordinance of Oak Forest.

Section 2. ZONING RELIEF RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends that the City Council approve the Applicant's requested Zoning Relief, on the conditions that:

- A. No Authorization of Work. The Ordinance approving the Zoning Relief ("Ordinance") does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.
- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
- C. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with the following documents and plans, attached hereto as Exhibit A, except for the specific changes listed below under this Condition C; minor changes and site work required to the satisfaction of the City Engineer; and in accordance with all applicable City rules, regulations, and ordinances.
  1. That a consistent curbing type be installed along the entire length of the west, primary driveway on both sides.
  2. That east, secondary driveway be a one-way exit only driveway and appropriate wayfinding be installed.
- D. Limitation of Approval. The special use permit as documented in Exhibit A is limited to the Property, provided that any and all signs indicated on said exhibit shall be subject to review and approval in accordance with Section 9-106 of the Oak Forest Zoning Ordinance.
- E. Final Engineering Approval. Petitioner must obtain approval of final engineering plans from the City Engineer prior to the release of any building or occupancy permits for the Property.
- F. Final Landscape Plan Approval. Petitioner must obtain approval of a final landscape plan, which shall be in substantial conformance with the special use

permit documented in Exhibit A, from the Community Development Director prior to the release of any building or occupancy permits for the Property.

- G. Other. Petitioner must agree to enter into a parking enforcement agreement with the City of Oak Forest Police Department to prevent parking in designated fire lanes and any other areas designated as no parking on the Property.
- H. The associated minor plat of subdivision (Zoning Case #17-016) and all its supporting documents (shared parking agreement, detention pond stewardship plan, and any and all other documents deemed necessary by the Community Development Director) shall be required to be approved and recorded with Cook County prior to building permit issuance.

Section 3. TEXT AMENDMENT RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends that the City Council adopt the Applicant's requested Text Amendment as set forth in Exhibit B.

ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 20\_\_

AYES: (\_\_\_)

NAYS: (\_\_\_)

ABSENT: (\_\_\_)

ABSTAIN: (\_\_\_)

DRAFT

\_\_\_\_\_  
\_\_\_\_\_, Chairman  
Oak Forest PZC





**EXHIBIT B**  
Proposed Amendment

Proposed Amendments to Subparagraph 11-403(E)(1):

- “(r) To increase, by not more than one (1) story, the maximum allowable height of a principal structure in any non-residential district, provided that the increase in height by one (1) story shall not require a related increase to the maximum allowable height in feet of the same district.”

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**EXHIBIT C**  
Findings of Fact

The PZC hereby makes the following finds of fact in reference to the relevant standards provided in the City of Oak Forest Zoning Ordinance for the requested Zoning Relief:

<b>Special Use Permit</b>	
No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met	
<i>Code and Plan Purposes.</i>	<b>Met.</b> The proposed use of the subject property, a hotel, will be in harmony with the general and specific purpose for which this code was enacted and for which the regulations of the I1 – Industrial District were established and with the general purpose and intent of the Official Comprehensive Plan.
<i>No Undue Adverse Impact.</i>	<b>Met.</b> Provided that compliance of all conditions is proven, no undue adverse impact is shown.
<i>No Interference with Surrounding Development.</i>	<b>Met.</b> Provided that compliance of all conditions is proven, no interference with surrounding development is shown.
<i>Adequate Public Facilities.</i>	<b>Met.</b> The subject property is presently served by adequate public utilities and any necessary upgrades to service will be addressed at the time of final engineering and building permitting.
<i>No Traffic Congestion.</i>	<b>Met.</b> The proposed use, hotel, will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
<i>No Destruction of Significant Features.</i>	<b>Not applicable.</b> No significant natural features exist on the property at present.
<i>Compliance with Standards.</i>	<b>Met.</b> All standards outlined herein and all other applicable standards are met.

<b>Variation - Parking Reduction   Section 9-104(F)(1)(e)(2) Off-Street Parking, Hotels and other Lodging Places</b>	
The applicant requests to reduce the amount of required parking spaces from 199 spaces to 164 spaces, for a total reduction of 35 parking spaces.	
<i>General Standard</i>	<b>Met.</b> Carrying out the letter of the code to install the required 199 parking spaces results in a practical difficulty on the subject property due to its irregular shape and limited size.
<i>Unique Physical Condition</i>	<b>Met.</b> The irregular shape and limited size of the subject property are considered unique physical conditions that amount to more than mere inconvenience to the present owner. The north end of the property is composed of two diagonal lines intersecting to create a more triangular shape, rather than a straight line running east to west as most property lines are drawn. This is due to the I-57 highway running along the northwest edge of the property. The lot shape therefore prevent the owner from constructing additional parking on the site.
<i>Not Self-Created.</i>	<b>Met.</b> The unique physical conditions are characteristics of the subject property not caused by the past or present owner. The north end of the property is composed of two diagonal lines intersecting to create a more

	triangular shape, rather than a straight line running east to west as most property lines are drawn. This is due to the I-57 highway running along the northwest edge of the property. The lot shape therefore prevent the owner from constructing additional parking on the site.
<i>Denied Substantial Rights</i>	<b>Met.</b> Carrying out the strict letter of this code to meet the minimum parking space requirement would prevent the present owner from installing the stormwater management facilities to the west of the property, as required by the Metropolitan Reclamation District. This stormwater management facility is limited to its location, as its depth cannot be extended into the surface of the earth and is in its only possible location.
<i>Not Merely Special Privilege</i>	<b>Met.</b> The practical difficulty resulting from the unique physical conditions is not due to merely the inability of the present owner to enjoy any special privilege or right enjoyed by others as it applies to their properties.
<i>Code Plan and Purposes</i>	<b>Not applicable.</b> The proposed use, a hotel, meets the Comprehensive Plan and Zoning Ordinance’s combined purpose and intent, as reviewed through the associated Special Use Permit request.
<i>Essential Character of the Area</i>	<b>Met.</b> Refer to the Standards for Special Use Permits to which this variation request is related.
<i>No Other Remedy</i>	<b>Met.</b> There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

<b>Variation – Height Increase  </b> Section 7-109(A)(2) Bulk, Space and Yard Requirements, Maximum Height	
The applicant requests to increase the maximum height of the proposed principal structure from three (3) stories to four (4) stories, for an increase in height by one (1) story above what is permitted.	
<i>General Standard</i>	<b>Met.</b> Carrying out the letter of the code to construct a three (3) story hotel while maintaining the same number of rooms (90) would result in a larger overall building footprint and minimize the land available of the property for a sufficient number of parking spaces.
<i>Unique Physical Condition</i>	<b>Met.</b> The irregular shape and limited size of the subject property further prevents the applicant from enlarging the building footprint in area.
<i>Not Self-Created.</i>	<b>Met.</b> The unique physical conditions are characteristics of the subject property are not caused by the past or present owner.
<i>Denied Substantial Rights</i>	<b>Met.</b> Carrying out the strict letter of this code to maintain the required three-story height maximum would deprive the present owner from constructing a ninety-room hotel on the subject property, therefore depriving substantial rights commonly enjoyed by owners of other lots subject to the same provision.
<i>Not Merely Special Privilege</i>	<b>Met.</b> The practical difficulty resulting from the unique physical conditions is not due to merely the inability of the present owner to enjoy any special privilege or right enjoyed by others as it applies to their properties.
<i>Code Plan and Purposes</i>	<b>Not applicable.</b> The proposed use, a hotel, meets the Comprehensive Plan and Zoning Ordinance’s combined purpose and intent, as reviewed through the associated Special Use Permit request.

<i>Essential Character of the Area</i>	<b>Met.</b> Refer to the Standards for Special Use Permits to which this variation request is related.
<i>No Other Remedy</i>	<b>Met.</b> There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

The PZC hereby makes the following finds of fact in reference to the relevant standards provided in the City of Oak Forest Zoning Ordinance for the requested Zoning Relief:

<b>1. Text Amendment</b>	
<b>Section 11-501(E) – Standard for Amendments</b>	
<i>The wisdom of amending the Zoning Map or the text of this Code is a matter committed to the legislative discretion of the City Council and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the Board should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board should weigh the factors that Paragraph 11-301 E8 requires the applicant to address.</i>	
The PZC finds that the public good demands or requires that the proposed amendment stated in Exhibit B be adopted by the City Council by ordinance, based on the conclusion that the current requirements unduly limit property owners in non-residential districts to height requirements that are unreasonable for certain uses in cases where hardship can be demonstrated, when compared to the limitations imposed by other communities, as illustrated below.	
Zoning Variations in Other Communities	
OAK FOREST, 11-403 – VARIATIONS	
Intent	(A) Authority “The Planning and Zoning Commission, and, in the cases specified in Paragraph D4 of this Section, the City Council, shall have the authority to grant variations from the provisions of this Code, but only in compliance with the procedures set forth in Subsection D of this Section and in those specific instances enumerated in Subsection E of this Section and then only in accordance with each of the standards enumerated in Subsection F of this Section.”
Review Procedure	<ul style="list-style-type: none"> <li>• 18 specified forms of relief are reviewed and determined by the PZC acting as the Zoning Board of Appeals</li> <li>• 3 specified forms of relief are reviewed and determined by the City Council, following PZC recommendation</li> <li>• 1 specified form of relief is reviewed and determined by the Community Development Director</li> <li>• Any and all other variations not specified are not permitted.</li> </ul>
FRANKFORT, ARTICLE B – VARIATIONS	
Intent	Part 1: Purpose. The “variation” process is intended to provide limited relief from the requirements of this Ordinance in those cases where strict application of those requirements will create a practical difficulty or particular hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance. It is not intended that variations be granted merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general. Rather, it is intended to provide relief where the requirements of this Ordinance render the land difficult to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variation is requested. In no event, however, shall the Village grant a variation which would allow the establishment of a use which is not otherwise

	allowed in a zoning district or which would change the zoning district classification of any or all of the affected property.
Review Procedure	<ul style="list-style-type: none"> <li>Any and all variations may be requested and are reviewed and determined by the Village Board, following Zoning Board of Appeals recommendation</li> <li>Any variation granted must be the least degree of variation needed to make up for hardship or unique physical attribute</li> </ul>
<b>LEMONT, 17.04.150 – VARIATIONS</b>	
Intent	A. A variation is a grant of relief to a property owner from the requirements of this Unified Development Ordinance where literal adherence would cause undue hardship. Additionally, a variation is intended to provide relief where the requirements of this ordinance would render the land difficult to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variation is requested. A variation is not intended merely to remove an inconvenience or financial burden that the requirements of this ordinance may impose. A variation is not intended to allow the establishment of a use that is otherwise prohibited in a zoning district or that would change the zoning district classification, and a variation should not be granted where a special use approval or amendment to the Unified Development Ordinance would be more appropriate.
Review Procedure	<ul style="list-style-type: none"> <li>5 specified forms of relief are reviewed and determined by the Village Board, following Zoning Officer recommendation</li> <li>Any and all other forms of relief, specified or otherwise, may be requested then are reviewed and determined by the Village Board, following PZC recommendation</li> <li>Conditions and/or limitations may be imposed in conjunction with the granted relief</li> </ul>
<b>MIDLOTHIAN, 11-2-7 – VARIATIONS</b>	
Intent	<p>(A) Establishment And Purpose: The village has previously established the process for review of variation requests. The process is to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this title that create practical difficulties or particular hardships.</p> <p>(B) Initiation Of Variations: Any person having a right of ownership or right of possession in any property in the village may request a variation. All applications for variations shall be filed with the village clerk in accordance with the requirements in section 11-2-7, "Applications", of this chapter.</p>
Review Procedure	<ul style="list-style-type: none"> <li>Any and all forms, specified or otherwise, may be requested then are reviewed and determined by the Village Board following Zoning Board of Appeals recommendation</li> </ul>
<b>CRESTWOOD, 159.214 – VARIATIONS</b>	
Intent	(A) A variation of the provisions of this chapter is the allowance of a specific change of a requirement of this chapter for a specific case. A variation shall not change or alter the provisions of this chapter, nor should it be considered an amendment hereto.
Review Procedure	<ul style="list-style-type: none"> <li>Any and all forms of relief may be requested then are reviewed and determined by the Zoning Board of Appeals; it is unclear if the Village Board makes the final determination or not</li> </ul>
<b>ORLAND PARK, 5-109 – VARIANCES (LAND DEVELOPMENT CODE)</b>	
Intent	(A) The Hearing Officer(s) and the Plan Commission are hereby authorized to grant and/or recommend to the Board of Trustees such variances from the literal terms of these regulations where there are practical difficulties or unnecessary hardships that may result from strict compliance with these regulations so that the spirit of these regulations shall be observed, public safety and welfare secured, and substantial justice done. The Hearing Officer(s) shall hear those applications affecting one (1) single family

	residential dwelling and those applications affecting multi-family dwellings of fewer than six (6) units. All other applications for a variance shall be heard by the Plan Commission. (Ord. 3281 - 8/16/99; Amd. Ord.4411 - 9/2/08)
Review Procedure	<ul style="list-style-type: none"> <li>• Five (5) specified forms of relief may be requested for single family homes or multi-family homes less than six (6) dwelling units and shall be reviewed and determined by the Hearing Officer</li> <li>• Six (6) specified forms of relief may be requested for all other properties, then reviewed and determined by the Plan Commission</li> <li>• Any and all forms, specified or otherwise, may be requested then are reviewed and determined by the Village Board following Plan Commission recommendation</li> </ul>
<b>TINLEY PARK, SECTION X-G - VARIATIONS</b>	
Intent	(1) Authority: Except as specifically provided below in Section X.G.5 and above in Section X.E.3.B.(6), and X.E.3.D, the Village Board of Trustees shall decide all applications for variations of the provisions of this Ordinance after a Public Hearing held before the Board. The Board shall, except as provided in Section X.G.5 below, hold a Public Hearing upon all applications for variations and, except as provided in Section X.E.4 above, report its recommendations to the Village Board of Trustees for action. The Board shall not approve where it has final decision-making power, nor shall it recommend where it does not, any variation unless the Board has made Findings of Fact specifying the reason or reasons for recommending or approving the variation. Such findings shall be based upon the standards hereinafter prescribed. Also, where the Village Board decides whether to grant a variation hereunder, no variation shall be granted by the Village Board without such Findings of Fact. If a request for a variation, however, is combined with a request for rezoning, a Special Use Permit or a Planned Unit Development, then the Plan Commission of this Village shall have jurisdiction over such request, shall conduct a Public Hearing thereon, and shall make the Findings of Fact and recommendation to the Village Board in the same manner and under the same standards and procedures as set forth herein for the Board.
Review Procedure	<ul style="list-style-type: none"> <li>• Six (6) specified forms of relief may be requested for all other properties, then reviewed and determined by the Village Board</li> <li>• Any and all forms may be requested then are reviewed and determined by the Village Board following Plan Commission or Board recommendation</li> </ul>
<b>HOMER GLEN, 220-1207 – VARIANCES</b>	
Intent	(A) Purpose of variance. The variance process is intended to provide limited relief from the requirements of this chapter in those cases where strict application of those requirements will create a practical difficulty or particular hardship prohibiting the use of land in a manner otherwise allowed under this chapter. It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of this chapter may impose on property owners in general. Rather, it is intended to provide relief where the requirements of this chapter render the land difficult to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variance is requested. In no event, however, shall the Village grant a variance which would allow the establishment of a use which is not otherwise allowed in a zoning district or which would change the zoning district classification of any or all of the affected property.
Review Procedure	<ul style="list-style-type: none"> <li>• Seven (7) specified forms of relief may be requested and then are reviewed and determined by the Zoning Officer</li> <li>• Any and all forms, specified or otherwise, may be requested then are reviewed and determined by the Village Board following Plan Commission</li> </ul>

	recommendation
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CITY OF OAK FOREST

PLANNING/ZONING COMMISSION MEETING

Wednesday

February 7, 2018

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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. Wolf.

**PRESENT:** Mr. Oostema  
Mr. Ziak  
Mr. Walsh  
Mr. Schroeder  
Mr. Wolf  
Mrs. Morrissy  
Chairman Stuewe

**ABSENT:** Mr. Riha  
Mr. Keeler

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**PUBLIC MEETING - LEVEL 2 DESIGN REVIEW 18-001**

Chairman Stuewe introduced the Public Meeting for DR 18-001 Level 2 Design Review, Petitioner Kamran Moten (Marathon).

Miss Ashbaugh explained that the Go-Lo station at 151<sup>st</sup> and Cicero has been rebranded as Marathon. The Petitioner wishes to replace the existing pole sign with a monument sign having a brick base and curved top.

Miss Ashbaugh stated that this review does not include any size, placement or height requirements; although, it does meet the size and height requirements, but not sign placement. Staff is working with the contractor and the property owner regarding property line inaccuracies in the survey which affect where the ground sign can be located. She noted that the Applicant wishes to have the sign installed in the northeast corner of the property, which requires a 2-foot setback from the right of way.

Miss Ashbaugh stated that, if PZC approves the aesthetics of this design and determines that the design standards have been met, the

Applicant will be able to move through the sign permitting process once the survey issue is resolved. If the issue cannot be resolved, the Applicant may need to return to PZC and request a pole sign due to the narrow lawn area on the northeast corner.

Mr. Oostema commented that the proposed sign is aesthetically appropriate and he is in favor of it.

Mr. Wolf asked whether there will be a sign on the northwest corner, as well. Miss Ashbaugh responded that there will not. She again explained that the exact placement cannot be determined until the plat is revisited.

There were no other questions or comments.

Chairman Stuewe requested a motion to adopt Resolution 18-001, a Level 2 Design Review Permit for a change of sign type to install a new ground sign at 15100 S. Cicero Avenue in the C3 Central Business District, in accordance with Sections 9-401, 9-402 and 11-505 of the Zoning Ordinance.

Mr. Oostema made the motion.

Mr. Ziak seconded.

**The Roll Call vote was taken as follows:**

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

The motion to approve Resolution DR 18-001 Carried, 7/0, with Two ABSENT.

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**APPROVAL OF MINUTES**

Chairman Stuewe requested a motion to approve the minutes of January 3, 2018. No additions, deletions or corrections were requested.

Mr. Walsh made the motion.

Mr. Ziak seconded.

**The Roll Call vote was taken as follows:**

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

The motion to approve the minutes of January 3, 2018 Carried, 5/0, with Two ABSTAIN and Two ABSENT.

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**UPCOMING MEETINGS - DISCUSSION**

Miss Ashbaugh stated that the Chairman has elected to postpone the training session until a future date when all Commissioners are able to be present; hopefully March 7, 2018.

Miss Ashbaugh stated that a Public Hearing Notice was published on February 6, 2018 for PZC Case #17-015, a Special Use Permit for a 90-room hotel, Holiday Inn Express, at 4375 Frontage Road. She added that the property is being re-subdivided and consolidated from three parcels into two parcels.

Miss Ashbaugh stated that this project also will need cross-access easements, a long-term management agreement for a storm water detention pond, a shared parking agreement to accommodate parking for both hotels (Holiday Inn Express and Best Western), and the existing grassy area will need to be planted to add volume. She noted that this project will require a Special Use Permit, two Variations to the Code and a Text Amendment.

Mr. Schroeder asked about the cross-easement agreement between the two hotels. Miss Ashbaugh responded that the easement will be required to be recorded with the plat. She explained that the property was previously subdivided into three parcels, with no cross-access easements for the existing driveway. This issue will be resolved.

Miss Ashbaugh added that text will be added to the Code to allow the Applicant to request a height increase, which is not based on the literal feet of the building but on the number of stories. She noted that the Code restricts buildings in the Industrial District to only three stories. The Code is written for 55 or 60 feet or three stories, whichever height is less. Because the building itself is only 45 feet tall, the Applicant is requesting the Code text be changed to allow a height variation to allow four stories where three are permitted.

Mr. Wolf asked whether this will need to be a Text Amendment or a Variation. Miss Ashbaugh explained that the Code is very restrictive in what variations people can ask for. The Text Amendment will add a provision so that property owners are allowed to request a Variation for a height increase in non-residential districts. In this case, the Applicant will need to request the Text Amendment in order to then request the Variation for height. The Applicant also will request a Variation for reduced parking.

Mr. Oostema asked whether there is a plan to get traffic to the hotel properties. Miss Ashbaugh responded that the primary access will remain the west driveway. The east driveway will be exit-only. She added that the Applicant has submitted a 'Way Finding Plan'.

Mr. Oostema clarified his question, referring to off-site signage to direct drivers to the hotels. Miss Ashbaugh stated that this is not part of the petition. She believes the City coordinated with the original owners of the Best Western hotel to get the Oak Forest Business Park sign near Wendy's rebranded. She added that Staff is trying to help with this issue.

Mr. Oostema asked whether there is any plan to find a different access route to the hotel properties. Mr. Bandstra stated that there has been discussion, but nothing has been proposed to date.

Chairman Stuewe commented that there is a somewhat long route off of Crawford Avenue. He suggested a sign at the I-57 exit at 159<sup>th</sup> Street. A brief discussion ensued about the challenges of accessing these properties.

Miss Ashbaugh stated that the February 21<sup>st</sup> meeting will include the subdivision and development plan requests for Holiday Inn.

Moving on, Mr. Bandstra stated that Staff will update City Council about plans to implement some changes discussed in June at the Joint Session with EAC. He believes there will be two phases of implementation for those changes; One, changing steps in the zoning

relief procedures to simplify the processes, and Two, design review related changes once the Design Guidelines are in place. If City Council is in favor of the proposed changes, these will come before PZC in March or April for potential approval.

Chairman Stuewe advised the Commissioners that the training pamphlets provided this evening in anticipation of the training tentatively will be covered on March 7<sup>th</sup>. He suggested the Commissioners highlight items they want clarified so that the attorney can provide information.

Mr. Wolf asked about the February 21<sup>st</sup> meeting. Miss Ashbaugh summarized that the agenda will include PZC Case #17-015 which involves the three zoning relief issues and a text amendment for the hotel.

Miss Ashbaugh added that the March 7<sup>th</sup> agenda tentatively will include the PZC Training. She requested that all Commissioners attend the training so that they get consistent information from the attorney. She noted that rules and procedures will be presented, including the Open Meetings Act. A brief discussion ensued.

Miss Ashbaugh added that Land Use case law will be included in the training, especially in terms of how the case law impacts Special Use Permits and Variations. Rules, procedures and responsibilities also will be covered, along with the reasons for these rules, procedures and responsibilities. The Open Meetings Act and conflicts of interest also will be covered in the training session.

Mr. Wolf asked for clarification of the timeline in terms of what was discussed during the Joint Session with EAC back in June.

Miss Ashbaugh explained that Article Eleven of the Zoning Code spells out how PZC is supposed to review every form of zoning relief (rezoning, text amendments, special uses, variations, PUDs) and Design Review permits. In some of those procedures, the Code requires every Applicant to go forward to City Council prior to coming to PZC for a Public Hearing and then return to City Council for approval.

Miss Ashbaugh noted that Staff is trying to eliminate this redundancy because it is inefficient and the hurdles are not business-friendly. She added that these changes also will bring Oak Forest more in line with how other communities are implementing development in general.

Miss Ashbaugh went on to explain that City Council will review the steps Applicants have to go through and how it affects the length of

time it takes before construction begins. Council also will review Staff's proposed broad changes to those parts of the Code that are inefficient and redundant. Once City Council's decision has been made, Staff will draft the text and have a PZC Public Hearing. After that, City Council will be able to adopt the changes by ordinance. Mr. Wolf and Miss Ashbaugh briefly discussed this process.

Miss Ashbaugh explained that Staff has been working on the proposed changes since the Joint Session with EAC in June 2017. Mr. Wolf talked about some issues discussed in that June meeting.

Mr. Bandstra pointed out that all ordinance changes come at the direction of City Council and the Mayor. Ultimately, this is City Council's chance to send these items to PZC for review. He noted that these changes are a culmination of the Joint Session recommendations and the City's review of all procedures.

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**ADJOURNMENT**

Chairman Stuewe requested a motion to adjourn.

Mr. Oostema made the motion.

Mr. Ziak seconded.

Everyone was in favor and the meeting was adjourned.

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CHAIRMAN JAMES L. STUEWE