

CITY OF OAK FOREST

PLANNING / ZONING COMMISSION MEETING MINUTES

Wednesday, February 3, 2021

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

PRESENT: Commissioner Ken Keeler
Commissioner Dave Kerr
Commissioner Chuck Poulin
Commissioner Wayne Schroeder
Commissioner Nick Zembruski
Commissioner Michael Ziak
Chairman Pro Tem Chuck Wolf
Staff Member Paul Ruane

ABSENT: Commissioner Sal Mosqueda
Chairman Jim Stuewe

Mr. Wolf requested a motion to nominate a chairman pro tem with Mr. Stuewe absent.

Mr. Zembruski motioned

Mr. Ziak seconded

Motion to approve carried by voice vote.

1. ZC #21-001 16334-16410 S. Kilbourn Ave. & 16341-16405 Frontage Rd. Plat of Condominium Conversion: PUBLIC HEARING - The applicant requests consideration of a plat of survey that will condominiumize the existing four lots into six condominium units and create the Kilbourne – Frontage Condominiums and such other and further zoning relief as may be required in the I1 – Industrial District at 16334-16410 S. Kilbourn Ave. 16341-16405 Frontage Rd., petitioner L. Smith Company LLC of 3201 Fern Valley Road., #212, Louisville, KY 40213.

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

Chairman Pro Tem Wolf asked if the property where Bailey’s is located is part of condominium?

Staff Member Ruane confirmed that it functions similarly. Each individual business is parceled out each giving them their own ownership of the unit. Unfortunately, an association and common owned property was never established only allowing them ownership over the property in front and behind the store front. In this request (Kilbourne-Frontage Condominiums) we do have the association and maintenance taken care of.

Mr. Keeler asked if there is any other town out there have this procedure for approvals.

Staff Member Ruane confirmed that other towns do have this procedure. We actually have in our subdivision code reference to a Condominium Association Application.

Mr. Ziak asked what happens if the entire property gets sold?

The petitioner Jay Healy of Brotschul Potts LLC. (attorney for applicant) L. Smith Company LLC.

Jay Healy mentioned once it gets submitted under the Illinois Condominium Act it would be legal. It would take one ownership or a collaboration of ownerships to remove the Condominium parcels and declaration. Similar to residential once one of the properties are sold it is no longer in possession of the owner. At the end of the day once all units are sold off there should be six individual owners.

Chairman Pro Tem Wolf asked if the existing tenants will be on board as they are currently leasing.

Jay Healy confirmed that they are aware of it and have no issues. Their lease is still valid it will just be owned by currently ownership until it was to be sold off. At that point it wouldn't have to be an owner occupied tenant it can be simply another lease as the declaration doesn't prohibit that.

Chairman Pro Tem Wolf requested a motion to affirm PZC Resolution 21-02 recommending approval of a plat of condominium allowing condominium conversion at 16334-16410 S. Kilbourn Ave. & 16341-16405 Frontage Rd.

Mr. Ziak motioned

Mr. Schroeder seconded

AYES	NAYS	ABSTAIN
Mr. Ziak		
Mr. Schroeder		
Mr. Keeler		
Mr. Kerr		
Mr. Poulin		
Mr. Zembruski		
Chairman Pro Tem Wolf		

Motion to approve the plat of condominium at 16334-16410 S. Kilbourn Ave. & 16341-16405 Frontage Rd. carried, 7-0-0 with 2 absent.

2. DR #21-005 Captain Jack's – Level 3 Design Review Permit: **PUBLIC MEETING** – The applicant requests review and approval of a Level 3 Design Review Permit at 15211 S. Cicero Ave. in the C3 – Central Business District in accordance with Sections 9-501, 9-502, and 11-505 of the Zoning Ordinance for modifications to the façade and expansion of the building in the rear.

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

The petitioner Kal Muhammad (architect for applicant) FHS Build

Kal Muhammad let the commission know that the same exact materials used on the building in Worth will be used for this new location in Oak Forest.

Mr. Ziak asked if the entrance to the proposed building the same as the existing building in Worth?

Kal Muhammad confirmed that it will be the same the dimensions are a little different but otherwise the same thing with a recessed slider door instead of two swing doors.

Chairman Pro Tem Wolf asked about the rear parking lot.

Kal Muhammad said the parking area in the rear will be for employees. This will allow for the parking in the front to be for customers.

Chairman Pro Tem Wolf asked about the two wall packs on the north and one on the east.

Staff Member Ruane provided the photometrics to demonstrate that the light doesn't leave the site.

Chairman Pro Tem Wolf asked about the dumpster enclosure location.

Staff Member Ruane showed the location in the northeast corner of the parking lot.

Chairman Pro Tem Wolf asked about the material requirements of the dumpster enclosures. In the past we were not looking at wood for the new buildings or remodels.

Staff Member Ruane stated that currently the code only prohibits the use of chain-link fencing. This is something that would actually be a text amendment to the design requirements of the dumpster enclosure instead of the design guidelines that we have been working on.

Mr. Ziak suggested using the CMU block matched to color as the dumpster material.

Kal Muhammad asked if wood for the gate was adequate.

Chairman Pro Tem Wolf confirmed that the gates can be wood.

Chairman Pro Tem Wolf requested a motion to affirm PZC Resolution 21-04 recommending approval of a level 3 Design Review in the C3 - Central Business District at 15211 S. Cicero Avenue, with the following condition;

- **Provide a CMU block dumpster enclosure colored to match proposed building paint along with wooden gates.**

Mr. Zembruski motioned

Mr. Poulin seconded

AYES	NAYS	ABSTAIN
Mr. Zembruski		
Mr. Poulin		
Mr. Keeler		
Mr. Kerr		
Mr. Schroeder		
Mr. Ziak		
Chairman Pro Tem Wolf		

Motion to approve the level 3 Design Review Permit at 15211 S. Cicero Avenue carried, 7-0-0 with 2 absent.

Chairman Pro Tem Wolf requested a motion to approve the meeting minutes from January 20, 2021.

Mr. Keeler motioned

Mr. Schroeder seconded

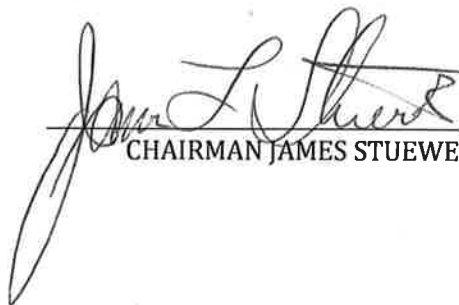
Motion to approve carried by voice vote.

Chairman Pro Tem Wolf requested a motion to adjourn the meeting.

Mr. Zembruski motioned

Mr. Ziak seconded

Meeting Adjourned at 7:58 p.m.



CHAIRMAN JAMES STUEWE