

CITY OF OAK FOREST

PLANNING / ZONING COMMISSION MEETING MINUTES

Wednesday, July 21, 2021

The Planning & Zoning Commission meeting was called to order at 7:00 p.m. with Roll Call.

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

ABSENT: Commissioner Nick Zembruski
Commissioner Wayne Schroeder

1. ZC #21-020 15242 Leclaire Avenue Mueller Residence – 2nd Garage Variation: **PUBLIC HEARING** - The applicant requests review and recommendation of approval of a variation request to allow a second garage and such other and further zoning relief as may be required in the R1 - Single Family Zoning District at 15242 Leclaire Avenue.

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

Petitioner Bryan Mueller of 15242 Leclaire Avenue was sworn in.

Chairman Stuewe requested the reason for the applicant to need a second garage.

Bryan Mueller informed the request is intended for the lack of storage with their existing garage.

Mr. Forbes asked to confirm that a driveway is required for the second garage.

Mr. Ruane confirmed that it was to be installed with a driveway.

A discussion ensued of different types of possible paving materials with the exclusion of gravel.

Chairman Stuewe requested a motion to adopt PZC Resolution 21-22 recommending approval of a variation to allow a second garage at 15242 Leclaire Avenue.

Mr. Wolf motioned

Mr. Mosqueda seconded

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

Motion to approve the request for a Variation at 15242 Leclair Avenue, carried, 7-0-0 with 2 absent.

2. ZC #21-018 Rezoning property located at 167th and Cicero Avenue from R1 to I1 – Zoning Map Amendment: PUBLIC HEARING - The applicant requests review and recommendation of approval of a rezoning of property R1 – Single Family District and C2 – General Service Commercial District to I1 – Industrial District and such other and further zoning relief as may be required.

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

Petitioner Ben Fish of Logistics Property Company was sworn in.

Ben Fish: We are thrilled about this opportunity here in Oak Forest. We look forward to a great partnership with the City going forward. This project will bring modern state-of-the-art logistics facilities to the site. It will increase the value of the site and the surrounding properties, as well as job opportunities and provide the city with a solid tax revenue. As far as timing we are set up to close on August 31, 2021 on the land site we current have under contract. We would then move to get the plat of subdivision process going. The permitting process would be next to building the two facilities and start construction in the Spring of 2022.

Mr. Wolf asked how many contracts are in place with the current residents.

Mr. Fish responded all but one. We have 16 out of 17 owners under contract.

Public Comment:

Paul Nevell 16825 Kilpatrick Avenue

What I see here is the zoning is currently R1 and currently it is all residential homes. I think this is all premature to change the zoning tonight. It should be made contingent on the closing on August 31, 2021. It would be okay after that point after the closing. At that point they would own the property and could change it to industrial. But I think if you do it now your setting yourself up for increased taxes and the like that if it doesn't go through, then were screwed.

Mr. Ruane responded that the zoning of the property does not change the taxes paid on the property. The structures are taxed by the type of structure and use of the property not the zoning.

Mr. Keeler asked if we rezone the properties and the deal fell through, would they be able to sell back the house as residential? Or would it have to be industrial use?

Mr. Ruane confirmed the single-family residential use would become existing non-conforming structure. We currently have an amortization schedule in to remove non-conforming uses. It doesn't mean that they can't have a single family home but when it comes to financing will become the issue. They will be the last to be able to live in the house but they would have to sell it as industrial property.

Robert Harding 4217 Barry Lane

Basically you guys have 15 out of 16 owners under contract and you need to rezone this to the I1. Once you get that 16th owner under contract and its zoned you guys can start, whenever is that correct?

Mr. Ruane disagreed, there is another step in the process through subdivision approval. The subdivision will require a significant study including a traffic study.

Mr. Fish confirmed that there is still a plat of subdivision; including due diligence such as; traffic study, wetlands delineation, and the building permit process. IDOT will also be involved with the whole permitting process. That will easily take some time into early next year.

Mr. Harding added that for a homeowner spring of next year is not that far away.

Glenn Harper 16707 Kilpatrick Avenue

This is primarily going for Logistics and if they decide not to go ahead then we are industrial and I can't sell my house to anybody. Once Logistics has everything together and they are in possession of it, then rezone it at that time. This would make more sense than taking a chance that this may fall apart and have 17 homeowners that cannot sell their house for anything.

Petitioner Wil Freve of Logistics Property Company was sworn in.

Mr. Freve responded we have every intention to move forward with this property. We have been spending a lot of money on our due diligence. From a market standpoint we are getting interest from tenants prior to the rezoning, so we think there is good marketing opportunities out there. So I see nothing that would derail the project at this point. For Logistics Property's standpoint, our internal process has a general rule that we will not purchase land that is not zoned industrial. That is why as a very practical standpoint we need to process the rezoning prior to closing.

Rebecca Beltran 4701 Milford Avenue

The concern is of the traffic on Cicero Avenue and 167th Street. We have lived there for 20 years and we have seen many fatalities at that intersection. I myself witness a man get hit on a motorcycle. How is traffic going to be effected by the development of this land? Especially where they will be accessing in. I know that during rush hour that traffic can be backed up to the expressway exits. I was wondering how that was being addressed.

Chairman Stuewe let the resident know that this would be approved through IDOT for their roadway requirements.

Mr. Freve confirmed that Cicero Avenue and 167th Street are IDOT roadway jurisdiction. Any driveway, access, or traffic study would have to go through a full review through IDOT programming and geometrics. If IDOT requires any added turn lane or added access in and out of the site, that is something we would be obliged to do in order to pull that IDOT permit.

Ms. Beltran additionally asked what is being built here? Is it just warehouses, because I was under the impression it was going to be a truck-stop.

Mr. Freve the truck-stop was a previous proposal from a previous developer. The plan we submitted to the City is for two warehouse uses.

Ms. Beltran asked I understand that there is something that is going to be built there. Is there going to be any barrier provided to those on the other side not to have to see that type of place.

Mr. Ruane confirmed there are setback requirements as well as landscape buffering requirements for the site.

Edmund Naumer 16840 Kilpatrick Avenue

I understand that the properties are going to close on August 31 but his investors won't allow him to buy the property unless it is zoned I1. I would like some clarification on that. If this area is zoned I1 tonight what guarantee do we have that you are actually going to close on the property on August 31.

Mr. Freve answered that the next step in the process would be final approval through City Council on August 10, 2021. We would then proceed to close on the 31st of August. We have no intention of cancelling any of the contracts at this point. This is a project have been working on for more than a year trying to assemble these properties and were currently spending a significant amount of money in terms of; surveying, design fees, geotechnical studies, wetland studies, and traffic studies. So we are spending many thousands of dollars with the intent that we are moving forward with this project.

Mr. Naumer asked what is further down the line you can't get those approvals.

Mr. Freve if we have already closed on August 31, then that's a risk that we as the property owner would be taking on.

Mr. Harding asked if you guys buy the property and you are waiting on the last one. If he doesn't sell, then you own that other property. Obviously you can't sell it as homes because it's zoned industrial. It's basically just waiting on that last guy to croak. He can't sell it to anybody or he would have to sell it to industrial.

Mr. Freve let the resident know that whether or not the last contract is agreed on will not stop the project. We would like to unify the property and get that last parcel under ownership but it's not going to be an impediment to the project.

Mr. Harding added that I think we were all under the understanding that you needed the final property to move forward. So all you need is the zoning to move forward the last property means nothing.

Mr. Freve confirmed that is correct.

Chairman Stuewe requested a motion to adopt PZC Resolution 21-20 recommending approval of a rezoning of property from R1 - Single Family Residential and C2 - General Service Commercial District to I1 - Industrial District.

Mr. Wolf motioned

Mr. Mosqueda seconded

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

Motion to approve the request for a rezoning parcels bounded by 167th Street to the north Cicero Avenue to the west and Interstate-57 to the east and the south, carried, 7-0-0 with 2 absent.

3. ZC #21-019 Amending Comprehensive Plan for property located at 167th and Cicero Avenue – Future Land Use Map Amendment: PUBLIC HEARING - The applicant requests review and recommendation of approval of a text amendment to the Oak Forest Comprehensive Plan to change an existing future land use of Commercial to Industrial.

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

Chairman Stuewe requested a motion to adopt PZC Resolution 21-21 recommending approval of an amendment to the future land use map in the Comprehensive Plan of the City of Oak Forest.

Mr. Ziak motioned

Mr. Forbes seconded

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

Motion to approve the request for Future Land Use Map Amendment, carried, 7-0-0 with 2 absent.

Chairman Stuewe requested a motion to approve the meeting minutes from July 7, 2021.

Mr. Ziak motioned

Mr. Mosqueda seconded

Motion to approve carried by voice vote.

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Ziak motioned

Mr. Forbes seconded

Meeting Adjourned at 7:55 p.m.



CHAIRMAN JAMES STUEWE