

**CITY OF OAK FOREST**

**PLANNING / ZONING COMMISSION MEETING MINUTES**

**Wednesday, August 18, 2021**

---

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

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

**ABSENT:** Commissioner Nick Zembruski  
Commissioner Chuck Wolf

1. Major DR#21-002 Valley Kingdom Ministries – New Building Design Review: PUBLIC MEETING - The applicant requests review and approval of a Major Design Review Permit at 5217 W. 149th Street in the IB – Institutional Building District in accordance with Section 11-505 of the Zoning Ordinance for a new building.

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

Mr. Forbes agreed with staff that 100% metal building doesn't meet the design guidelines. We want a masonry or another durable product for at least 50% of the materials. We don't have a building that is 100% metal siding. Mr. Forbes also agreed that the building needs to face the frontage on 149<sup>th</sup> Street.

Chairman Stuewe asked Mr. Forbes how many windows will be required for this building?

Mr. Forbes said it depends on square footage and the use of the habitable space. He would need to get a layout of the inside of the building to determine the amount of windows needed.

Petitioner Charles Spurlin of Valley Kingdom Ministries was sworn in.

Charles Spurlin responded that somethings have changed as it was originally going to used for both a food pantry and community center. Because the food depository is the one that is funding this it will not only be used for the service of the food pantry. We have been doing it now at our main building for over 10 years now. The food depository has recognized that the demand has grown and more people are coming so they want us to expand it.

Chairman Stuewe asked if they would be serving food such and breakfast or dinner.

Mr. Spurling replied it would only be for food pantry handing out of goods.

Chairman Stuewe asked what are your thoughts on the comments placed as conditions of approval.

Mr. Spurling said that he thinks if it was still going to be both a civic center and a food pantry but the community will only come drive through, so it will mainly be storage for the food that we get to be packaged and handed out.

Mr. Forbes asked if this would be more like a store type where they would come into the building and shop like a store or do they just drive up and you hand them a bag of food and leave afterward.

Mr. Spurling confirmed that they would drive up to receive the food they pick and don't get out of the car.

Chairman Stuewe added that the frontage should be consistent with the residence surrounding it.

Mr. Spurling offered to complete landscaping with trees to buffer the blank wall from the residences.

Chairman Stuewe asked how tall is the proposed building.

Mr. Forbes answered 27 ft. tall.

Chairman Stuewe insisted that the proposed building height will be difficult to screen at height of 27 ft.

Mr. Ziak said he has reservations to make them conform with the surrounding area. He feels that the use is different than a warehouse or a commercial building where you will have people coming in and out. Can something creative be done to accomplish the goal of fitting into the neighborhood?

Mr. Ruane confirmed that a mix of materials and colors can be provided to accommodate the neighboring properties.

Mr. Kerr asked about the ability to place a privacy fence along 149<sup>th</sup> Street.

Mr. Ruane responded similar to the landscaping an 8 ft. fence will not do anything to a 27 ft. building. In addition, a fence located in the front yard will require a variation.

Mr. Schroeder said he would rather see landscaping than a fence. Some bushes and trees would look a lot nicer than a fence.

Mr. Forbes brought up that this building is on it's own lot so 149<sup>th</sup> Street is the own access point for this lot. So 149<sup>th</sup> Street is the frontage and that is what we are most worried about what it looks like from the road. We want the front of the building to look nice. At any point the building can be sold off as it's own separate lot.

Mr. Spurling stated one of the issues is that we are running off of limited funds. We are only working with the money that the food depository granted us.

Mr. Forbes insisted that between Charles and his architect they would need to come up with the solution on how to address the frontage on 149<sup>th</sup> Street but tonight we want to make sure you are okay with that.

**Chairman Stuewe requested a motion to adopt PZC Resolution 21-24 recommending approval of a Major Design Review Permit at 5217 W. 149th Street in the IB – Institutional Buildings District with staff approval to for remaining conditions to be met.**

Mr. Ziak motioned

Mr. Schroeder seconded

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

Motion to approve the request for a Major Design Review Permit at 5217 W. 149<sup>th</sup> Street, carried, 7-0-0 with 2 absent.

\*\*\*\*\*

Chairman Stuewe requested a motion to approve the meeting minutes from August 4, 2021.

Mr. Forbes motioned

Mr. Ziak seconded

Motion to approve carried by voice vote.

\*\*\*\*\*

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Mosqueda motioned

Mr. Ziak seconded

Meeting Adjourned at 7:56 p.m.



CHAIRMAN JAMES STUEWE