



CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE
READING OF AGENDA – ADDITIONS, DELETIONS

NEW BUSINESS

1. ZC# 23-012 Milex Complete Auto Care Special Use Permit: **PUBLIC HEARING** – The applicant requests review and recommendation of approval for a special use permit to allow an automotive mechanical and electrical repair and maintenance shop and such other and further zoning relief as may be required in the C2 – General Service Commercial District at 6240 W. 159th Street.

APPROVAL OF THE MINUTES

June 21, 2023

CITIZEN PARTICIPATION

ADJOURNMENT



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

July 19, 2023

TITLE: MILEX COMPLETE AUTO CARE SPECIAL USE PERMIT

CASE NUMBER: ZC #23-012

REQUEST: SPECIAL USE PERMIT
The applicant requests review and recommendation of approval for a special use permit to allow an automotive mechanical and electrical repair and maintenance shop and such other and further zoning relief as may be required in the C2 – General Service Commercial District at 6240 W. 159th Street.

LOCATION: 6240 W. 159th Street

APPLICANT INFORMATION

APPLICANT: Moran Industries Inc.

MEETING DATE: July 19, 2023

NOTICE PUBLISHED: July 3, 2023
Daily Southtown

STAFF: Paul Ruane, Community Planner

I. REQUEST

The applicant requests review and recommendation of approval for a special use permit to allow an automotive mechanical and electrical repair and maintenance shop and such other and further zoning relief as may be required in the C2 – General Service Commercial District at 6240 W. 159th Street.

The Planning and Zoning Commission shall make a recommendation that City Council approve, approve with conditions, or deny the request. Upon receipt of this recommendation, Council shall then make a final determination.

II. BACKGROUND

Millex Complete Auto Care is a long standing existing business in Oak Forest. In the process of changing ownership it was discovered that there was no existing Special Use Permit on file for the business. In order to comply with the requirements of the Zoning Code the change in ownership prompted a Special Use Permit request.

III. EXISTING CONDITIONS

Zoning	C2 – Central Business District
Required Yards & Setbacks	Front Yard: 25 feet Interior Side Yard: 5 feet Rear Yard: 25 feet
Current Use	Existing Auto Repair Facility
Future Land Use	Commercial
Area & Dimensions	<u>Frontage:</u> 79.00 feet <u>Total area:</u> approximately 0.39 acres (16,998 sq ft.) <u>Total depth:</u> 215.16 feet
Existing Site Features - Property	<u>Property</u> According to the plat of survey and associated legal description, the subject property currently consists of one (1) parcel. <u>Buildings</u> One single story, commercial building with a footprint of approx. 3,876 sq. ft. <u>Access</u> The subject property has one (1) access point from 159 th Street.

IV. CONTEXT

Surrounding Zoning & Uses C2- General Service Commercial District	<u>North:</u> R2 – 6243 Bret Drive (Single Family Residence) <u>South:</u> Across 159 th Street: Forest Preserve District of Cook County <u>West:</u> C2 – 6260 W. 159 th Street (Vacha’s Florist) <u>East:</u> C2 – 6230 W. 159 th Street (Aladdin Auto Service)
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Exhibit 1: Aerial



V. **ANALYSIS**

The applicant is not proposing to modify the site in any way. The future land use map designated this as Commercial Use, which is cohesive with the existing auto use.

VI. **CONCLUSION**

STANDARDS FOR SPECIAL USE PERMITS	
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>	Met. The existing use is in harmony with city code and the Comprehensive Plan.
<i>No Undue Adverse Impact</i>	Met. The existing use will not have undue adverse impact on neighboring properties.
<i>No Interference with Surrounding Development.</i>	Met. The existing use will not interfere with surrounding development.
<i>Adequate Public Facilities.</i>	Met. There are existing adequate public facilities to serve this use.
<i>No Traffic Congestion.</i>	Met. The existing use is a low traffic use and will not create traffic burden.
<i>No Destruction of Significant Features.</i>	Met. There are no proposed modifications to the site.
<i>Compliance with Standards.</i>	Met. The existing use is compliant with all standards of the Code.
TOTAL MET: 7 of 7 standards	

VII. **PZC MOTION**

Motion to affirm PZC Resolution 23-17 recommending approval for a special use permit to allow an automotive mechanical and electrical repair and maintenance shop in the C2 – General Service Commercial District at 6240 W. 159th Street with the following conditions:

1. Provide a bike rack.

**CITY OF OAK FOREST
PLANNING AND ZONING COMMISSION**

PZC RESOLUTION NO. 23-17

WHEREAS, Milex Complete Auto Care ("**Applicant**") filed an application for a special use permit request to allow an automotive mechanical and electrical repair and maintenance shop and such other and further zoning relief as may be required in the C2 – General Service Commercial District; and such other and further zoning relief as may be required ("**Zoning Relief**"); and

WHEREAS, the Applicant's requested Zoning Relief is for the property commonly known as 6240 W. 159th Street ("**Property**"); and

WHEREAS, a public notice was duly published in the Daily Southtown on July 3, 2023, and a public hearing was convened before the Planning and Zoning Commission ("**PZC**") on July 19, 2023; 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 B**;

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 A**, the PZC hereby finds that the Applicant's request does satisfy the standards for the requested Zoning Relief as set forth in the Zoning Ordinance of Oak Forest.

Section 2. RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends approval of the Applicant's requested Zoning Relief, with 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 those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
- D. Limitation of Approval. The special use is limited to the property.
- E. Other.
 - 1. Provide a bike rack.

ADOPTED THIS ____ day of _____, 20__

AYES: (___)

NAYS: (___)

ABSENT: (___)

ABSTAIN: (___)

Chairman, Oak Forest PZC

EXHIBIT A
Findings of Fact

STANDARDS FOR SPECIAL USE PERMITS	
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>	Met. The existing use is in harmony with city code and the Comprehensive Plan.
<i>No Undue Adverse Impact</i>	Met. The existing use will not have undue adverse impact on neighboring properties.
<i>No Interference with Surrounding Development.</i>	Met. The existing use will not interfere with surrounding development.
<i>Adequate Public Facilities.</i>	Met. There are existing adequate public facilities to serve this use.
<i>No Traffic Congestion.</i>	Met. The existing use is a low traffic use and will not create an undue traffic burden.
<i>No Destruction of Significant Features.</i>	Met. There are no proposed modifications to the site.
<i>Compliance with Standards.</i>	Met. The existing use is compliant with all standards of the Code.
TOTAL MET: 7 of 7 standards	

June 20, 2023

Community Development Department
15440 S. Central Avenue
Oak Forest, IL 60452

Request for Special Use Permit

As July 1, 2023, Moran Industries, Inc., ("Moran") will be the new owner of the Milex® Complete Auto Care Service Center located at 6240 W. 159th Street, Oak Forest, IL 60452. It is required that we apply for a special use permit in order to open under the new ownership under the category of NAIS Code 811121: Automotive Body, Paint, and Interior Repair. The property is zoned C2-General Service Commercial District.

The business, under the new ownership will operate in the same manner that it has for the past 20 plus years. The current owners are retiring and we are purchasing the business from them. There will be no adverse impact to the community, no traffic changes and we will comply with all community standards. For the record Moran Family of Brands, the purchaser, is also the franchisor of Milex Complete Auto Care, which is the franchise that the current owners have operated under for the past 20 years

The special use sought meets the standards at set forth in your Zoning Ordinance Subsection 110502(E)(1).

Signed by:



Peter Baldine,
President

CITY OF OAK FOREST

PLANNING & ZONING COMMISSION MEETING MINUTES

Wednesday, June 21, 2023

The Planning & Zoning Commission meeting was called to order at 7:03 p.m.

PRESENT: Commissioner Mike Forbes
Commissioner Curt Kunz
Commissioner Rick Larson
Commissioner Bill Sykes
Commissioner Michael Ziak
Staff Member Paul Ruane
Staff Member Nicole Tormey

ABSENT: Chairman Jim Stuewe
Commissioner Jeffrey Ater
Commissioner Glenn Runge
Commissioner Wayne Schroeder

Staff member Paul Ruane asked for a motion for pro tem Chairman.

Commissioner Forbes made the motion for pro tem Chairman Ziak. Commissioner Larson seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Forbes			
Commissioner Kunz			
Commissioner Larson			
			Commissioner Runge
			Commissioner Schroeder
Commissioner Sykes			
Commissioner Ziak			
			Commissioner Ater
			Chairman Stuewe

Motion for pro tem carried 5-0-0 with 4 absent.

Meeting started with the pledge of allegiance.

1. ZC# 23-011 Clover's Rooftop Patio Special Use Permit & Parking Variation: The applicant requests review and recommendation of approval for a special use permit to allow an outdoor beer garden/eating patio and a variation for parking requirements in the C3 – Central Business District at 15548 S. Cicero Avenue.

Paul Ruane presented the case for Clover's Bar and Grill, 15548 S. Cicero Avenue. Mr. Ruane circulated a packet showing the details of the special use permit request and parking variation. The existing parking has 10 onsite parking spaces, 7 spaces located in right of way, 24 spaces per an agreement with Beggar's Pizza. 38 parking spaces are required. A total of 41 spaces will be provided by applicant. The patio request is a wood deck with tables and chairs, small bar with a soundproof wall between the residents to the west and the property to the east. Small catwalk to take you from back of the building to the front. With the rest of the rooftop for mechanicals and which will be blocked from public access.

Five conditions of approval proposed by staff.

The applicant is present.

Commissioner Kunz questioned regarding the access point to the rooftop. Mr. Ruane stated the stairwell will be on the west side of the building. There will be a walkway that brings you to the east side of the building, the front. Commissioner Kunz asked if the access will be outside or inside. Mr. Ruane stated it will be outside.

Commissioner Forbes questioned if there is an existing agreement with the City for the parking variation in the right of way. Mr. Ruane stated not currently but the City is working on this and a number of other agreements that will be taking place.

Commissioner Larson asked if the stairwell is metal or wooden. Lee Maniatis, the construction manager approached the dais and stated metal. Pete Visvardis, family representative of the owners of Clover's Bar and Grill, also approached the dais. Commissioner Larson asked if someone in a wheelchair will be able to get up on the rooftop. Pete Visvardis responded no. The rooftop is under 1,000 square feet therefore there are no requirements for ADA. Commissioner Larson asked if there will be a wet bar and if servers have to go downstairs to get drinks and bring them up. Mr. Visvardis replied they will have drinks upstairs. Not a full bar. Most commonly used bottles will be up there with a three compartment sink, all based on recommendations of the health department. Commissioner Larson asked about the food. Mr. Visvardis replied that the food will be cooked downstairs and a server will bring it upstairs.

Pro tem Chairman Ziak asked about the stairwell in back and the plastic storage containers. Mr. Visvardis replied that the plastic storage containers are storage for drygoods and can be put under the staircase. Pro tem Chairman Ziak asked about a leveled sidewalk coming off the stairs. Mr. Visvardis replied that the parking lot will be repaved and the sidewalk will be leveled.

Commissioner Kunz inquired about the other units being repaved. Mr. Visvardis stated all tenants will be getting repaved. Paul Ruane added that it was part of the liquor license approval to work with the neighbors to do maintenance and refresh the parking lot.

Pro tem Chairman Ziak asked about the parking agreement with Beggar's and if there are any stipulations on where to park. Mr. Visvardis stated he will add to the signage where to park in Beggar's parking lot.

Commissioner Larson asked about the structure. Mr. Maniatis replied they have done preliminary structural calculations and there might be some additional shoring or bracing that is needed. But right now, it is pretty much ready to go. Still waiting on the finals for the structural.

Commissioner Forbes inquired about the landscaping and if the conditions proposed cover the whole property or just Clover's 30 feet. Mr. Ruane stated the condition proposed applies to Clover's 30 feet and their dumpster. Mr. Visvardis added the owners of Clovers have no issue with installing a bike rack.

Pro tem Chairman Ziak asked how high the fencing needed to be facing Cicero Avenue. Mr. Maniatis replied that per code it will be at least 42 inches if not higher. Mr. Ruane stated the Building Department is okay with no additional fencing. Pro tem Chairman Ziak asked if there will be stipulations on the hours. Mr. Ruane stated that will be based on liquor license approval for the patio and discussion for City Council.

Pro tem Chairman asked for questions from the Commissioners.

Paul Ruane read into the record two public comments received via emails from The Nagel's, 4840 W. 156th Street and George Karuntzos owner 15530 S. Cicero. Both in support of the Special Use Permit.

Commissioner Kunz asked if there will be a fence at the end of the parking to separate the neighbors and parking lot. Mr. Visvardis spoke with the gentleman that lives there and gave him his phone number if there are any issues. Mr. Ruane stated the staff was proposing landscaping rather than a fence.

Pro tem Chairman Ziak asked for additional questions. Hearing none. He asked for a motion to affirm PZC Resolution 23-16 recommending approval of the special use permit and variation with the conditions of approval by staff.

Commissioner Forbes made the motion.

Commissioner Kunz seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Forbes			
Commissioner Kunz			
Commissioner Larson			
			Commissioner Runge

			Commissioner Schroeder
Commissioner Sykes			
Pro tem Chairman Ziak			
			Commissioner Ater
			Chairman Stuewe

Motion carried 5-0-0 with 4 absent. It will now go to City Council next Tuesday, June 27th with a positive recommendation from Planning and Zoning.

Pro tem Chairman Ziak asked for a motion to approve the minutes from June 7, 2023.

Commissioner Larson made the motion.

Commissioner Forbes seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Larson			
Commissioner Kunz			
Commissioner Forbes			
Commissioner Sykes			
Pro tem Chairman Ziak			
			Commissioner Runge
			Commissioner Schroeder
			Commissioner Ater
			Chairman Stuewe

Motion to approve the minutes of June 7, 2023 with no changes, carried 5-0-0 with 4 absent.

Mr. Ruane updated Planning and Zoning with pending applications. Milex selling business from current operator to corporate. Potential small residential multi-family looking to add an additional unit and requiring a parking variance. Mr. Keeler is requesting a special use permit and multiple variations for a pole sign. Mr. Ruane also updated commissioners on ongoing projects. Commissioner Forbes updated on the progress with Culvers and the dispensary.

Commissioner Forbes asked about a July 5th meeting. Mr. Ruane believes the meeting will be cancelled. The following meeting will be July 19th.

Pro tem Chairman Ziak asked for a motion to adjourn.

Commissioner Forbes made the motion.

Commissioner Larson seconded.

All in favor, aye.

Meeting adjourned at 7:30 p.m.

Minutes prepared by Nicole Tormey, Executive Assistant.

CHAIRMAN JAMES STUEWE

DRAFT