

**CITY OF OAK FOREST**

**PLANNING & ZONING COMMISSION MEETING MINUTES**

**Wednesday, February 15, 2023**

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The Planning & Zoning Commission meeting was called to order at 7:02 p.m. with Chairman Stuewe taking Roll Call.

**PRESENT:** Chairman Jim Stuewe  
Commissioner Ken Keeler  
Commissioner Curt Kunz  
Commissioner Wayne Schroeder  
Commissioner Chuck Wolf  
Commissioner Michael Ziak  
Staff Member Paul Ruane

**ABSENT:** Commissioner Mike Forbes  
Commissioner Rick Larson  
Commissioner Glenn Runge

1. ZC# 23-004 Real Estate Signs – Text Amendment: Public Hearing – The applicant requests review and recommendation of approval of the proposed text amendment to the following provisions of the City of Oak Forest Zoning Ordinance: Section 9-106 G.2 – Properties for sale or lease.

Mr. Ruane presented the background on the current regulations for sign used for properties for sale and lease. Specifically this topic was based on the non-residential and mixed-use properties.

Mr. Kunz asked if single family would remain at the current requirements, Mr. Ruane confirmed that is correct.

Mr. Wolf said he likes the idea of making the sign larger based on the frontages of the properties. When you look at Cicero Avenue most of the properties are on 60 ft. lots or less.

Mr. Ruane confirmed that the properties on Cicero Avenue are platted in increments of 50 ft.

The consensus of the group was that they would want two different dimensions based on the amount of frontage.

Mr. Wolf believes that if it is the sale of a lot or a building he thinks they should be allowed more signage than every shopping plaza that has a vacancy.

After further discussion on frontages and sale versus lease on the signage the following recommendations to the motion were made:

- Amend the current allowed Non-Residential (commercial) and mixed use properties to be signage for lease up to 16 square feet in sign area.

- Amend the current allowed Non-Residential (commercial) and mixed use properties to be signage for sale up to 16 square feet in sign area for properties with less than 100ft. of frontage.
- Amend the current allowed Non-Residential (commercial) and mixed use properties to be signage for sale up to 32 square feet in sign area for properties with 100ft. or more of frontage.

Mr. Stuewe asked if anyone in the audience had any comments to make at the public hearing. Hearing none, he requested a motion to approve the text amendment with the added amendments.

Mr. Ziak made the motion to approve.

Mr. Schroeder seconded.

AYES	NAYS	ABSTAIN	ABSENT
			Mr. Forbes
Mr. Keeler			
Mr. Kunz			
			Mr. Larson
			Mr. Runge
Mr. Schroeder			
Mr. Wolf			
Mr. Ziak			
Chairman Stuewe			

Motion to approve PZC Resolution 23-06 recommending approval of the text amendment, carried 6-0-0 with 3 absent.

Per Mr. Ruane, this item will go before City Council January 3, 2023.

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Chairman Stuewe requested a motion to approve the meeting minutes from February 1, 2023.

Mr. Schroeder motioned.

Mr. Ziak seconded.

AYES	NAYS	ABSTAIN	ABSENT
			Mr. Forbes
Mr. Keeler			
Mr. Kunz			
			Mr. Larson
			Mr. Runge
Mr. Schroeder			
Mr. Wolf			
Mr. Ziak			
Chairman Stuewe			

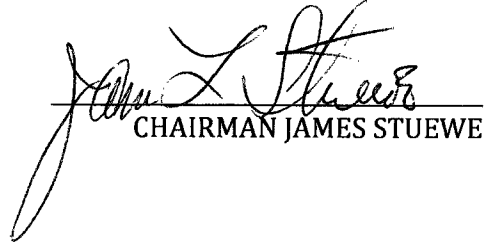
Motion to approve the minutes of December 7, 2022, carried 6-0-0 with 3 absent.

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Chairman Stuewe requested to adjourn the meeting.

Mr. Wolf made the motion to adjourn.                      Mr. Ziak seconded.

All present said aye. Meeting Adjourned at 7:44 p.m.



CHAIRMAN JAMES STUEWE