

CITY OF OAK FOREST  
 PLANNING & ZONING COMMISSION MEETING MINUTES  
 Wednesday, July 19, 2023

The Planning & Zoning Commission meeting was called to order at 7:01 p.m.

**PRESENT:** Commissioner Jeffrey Ater  
 Commissioner Mike Forbes  
 Commissioner Curt Kunz  
 Commissioner Glenn Runge  
 Commissioner Bill Sykes  
 Chairman Jim Stuewe  
 Staff Member Paul Ruane  
 Staff Member Nicole Tormey

**ABSENT:** Commissioner Rick Larson  
 Commissioner Wayne Schroeder  
 Commissioner Michael Ziak

Meeting started with the pledge of allegiance.

Chairman Stuewe asked for a motion to open the public hearing.

Commissioner Forbes made the motion. Commissioner Kunz seconded.

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

Motion carried 6-0-0 with 3 absent.

1. ZC# 23-012 Milex Complete Auto Care 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. 159<sup>th</sup> Street.

Paul Ruane presented the facts regarding the request for a special use permit for an automotive mechanical and electrical repair and maintenance shop.

Pete Baldine, President of Moran Industries, Inc., approached the dais and Chairman Stuewe swore him in. Mr. Baldine explained the ownership history of Milex Complete Auto Care Service Center.

Paul Ruane stated with the new ownership taking over, staff was not able to locate an existing special use permit. They are not planning on making any changes to the site. They are looking to occupy the same business and conduct the same business. An early approval was made without a special use permit that allowed their existing pole sign with an electronic message center. In order to bring the business in compliance with the new ownership, a special use permit is now being applied for. The only condition of approval is to install a bike rack.

Paul Ruane asked for any questions.

Commissioner Kunz asked if Milex is the place that had bands out in front of the business. Pete replied yes, it was the previous owners. He inquired if it was an issue. Commissioner Kunz replied no, he thought it was a nice idea. Pete then inquired about a re-grand opening under new ownership. Paul Ruane instructed him to work with the Mayor’s office and complete a Special Event Permit.

Chairman Stuewe asked for any other questions or comments. None. He asked for a motion to affirm zoning case 23-17 recommending approval of the special use permit.

Commissioner Runge made the motion.

Commissioner Sykes seconded.

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Commissioner Runge			
			Commissioner Schroeder
Commissioner Sykes			
			Commissioner Ziak
Commissioner Ater			
Commissioner Forbes			
Commissioner Kunz			
			Commissioner Larson
Chairman Stuewe			

Motion carried 6-0-0 with 3 absent. The request will now go to City Council for final determination next Tuesday, July 25<sup>th</sup> with a positive recommendation from Planning and Zoning.

Pete Baldine stated going through the process with the Clerk’s office and the staff was fantastic.

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Chairman Stuewe asked Paul Ruane if there are any future items coming up. Paul replied there are three items for the next meeting. First, Gaelic Park’s application for special use permit for their patio. There is no existing special use permit. Second, Mr. Keeler is looking to get a special use permit for a pole sign, 15150 S. Cicero, Coopers Bar and Grill. Third, parking variation for a multi-family building at 16035 Laramie Avenue. Commissioner Kunz inquired if you have to be related to reside in the multi-family building. Commissioner Forbes stated there are no restrictions they just have to meet the requirements and codes. Commissioner Ater asked if there are any existing issues with multi-family residences. Paul Ruane stated as long as they meet emergency safety codes, no issues. Commissioner Ater then inquired regarding zoning. Paul Ruane stated if there is a single family residence that would be converted into multi-family, then it would need to be rezoned.

Chairman Stuewe asked for a motion to approve the minutes from June 21, 2023.

Commissioner Forbes made the motion.

Commissioner Kunz seconded.

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

Motion to approve the minutes of June 21, 2023 with no changes, carried 6-0-0 with 3 absent.

Chairman Stuewe asked for a motion to adjourn meeting.

Commissioner Runge made the motion.

Commissioner Sykes seconded.

All in favor, aye.

Meeting adjourned at 7:20 p.m.

Minutes prepared by Nicole Tormey, Executive Assistant.

  
 CHAIRMAN JAMES STUEWE