

CITY OF OAK FOREST  
Planning and Zoning Commission  
Meeting Agenda  
Wednesday, June 7, 2023 – 7:00 p.m.  
City Council Chambers



15440 S. Central Avenue  
Oak Forest, IL 60452  
(708) 687-4050

---

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

NEW BUSINESS

PZC WORKSHOP – Klein Thorpe & Jenkins

APPROVAL OF THE MINUTES

May 17, 2023

CITIZEN PARTICIPATION

ADJOURNMENT

CITY OF OAK FOREST

PLANNING & ZONING COMMISSION MEETING MINUTES

Wednesday, May 17, 2023

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

**PRESENT:** Chairman Jim Stuewe  
Commissioner Jeffrey Ater  
Commissioner Mike Forbes  
Commissioner Curt Kunz  
Commissioner Rick Larson  
Commissioner Glenn Runge  
Commissioner Wayne Schroeder  
Commissioner Bill Sykes  
Commissioner Michael Ziak  
Staff Member Paul Ruane  
Staff Member Nicole Tormey

**ABSENT:**

Commissioner Ziak led with the pledge of allegiance.

Commissioner Bill Sykes and Commissioner Jeffrey Ater introduced themselves.

Chairman Jim Stuewe asked for a motion to open the meeting.

Commissioner Forbes made the motion. Commissioner Ziak seconded.

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

Motion to open the meeting carried 9-0-0 with 0 absent.

\*\*\*\*\*

Item #2: ZC# 23-009 Oak Forest Bowl 15240 S. Cicero Avenue – Special Use Permit: Motion to table Item 2.

Commissioner Forbes made the motion to table.

Commissioner Ziak seconded.

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

Motion to table Item 2 carried 9-0-0 with 0 absent.

\*\*\*\*\*

1. DR# 22-005 iQuality Logistics – Design Review: The applicant requests review and approval of a revision to a Major Design Review Permit at 16430-36 S. Kilbourn Avenue in the I1-Industrial District in accordance with Section 11-505 of the Zoning Ordinance for a new industrial building.

Commissioner Ziak made the motion.

Commissioner Runge seconded.

Paul Ruane presented the case with the aid of a power point presentation showing what was previously approved versus what is being requested now.

Chairman Stuewe asked if anyone had any questions or comments.

Commissioner Forbes asked a question regarding the building materials.

Chairman Stuewe asked if there were any more questions, none.

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

Chairman Stuewe			
-----------------	--	--	--

Motion to affirm PZC Resolution 23-13 recommending approval of design review carried 9-0-0 with 0 absent.

Mr. Ruane stated this is the final determination for this. They will be able to receive their permit from the Building Department.

\*\*\*\*\*

2. ZC# 23-010 Schied Residence – Shed Variation: The applicant requests review and recommendation of approval for a variation to allow a shed larger than allowed and such other and further zoning relief as may be required in the R2 – Single Family District at 14824 Sunset Avenue.

Commissioner Larson made the motion.

Commissioner Sykes seconded.

Paul Ruane presented the case.

Chairman Stuewe asked if there were any questions.

Commissioner Larson inquired as to whether the shed was already put up. Commissioner Forbes commented on the permit.

Commissioner Sykes inquired as to the concrete slab. Commissioner Forbes answered the question. Commissioner Kuntz confirmed the concrete slab is acceptable.

Commissioner Larson made a statement.

Chairman Stuewe asked if anyone from the audience wanted to speak.

Dan Schied, owner, 14824 Sunset Avenue, approached the dais and spoke.

Chairman Stuewe asked about the dimensions of the shed.

Chairman Stuewe asked for more questions, heard none.

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

Chairman Stuewe			
-----------------	--	--	--

Motion to affirm PZC Resolution 23-15 recommending denial of the variation carried 7-2-0 with 0 absent.

Mr. Ruane stated it will go forward before City Council, May 23, 2023, with the recommendation from the Planning and Zoning Commission. City Council will make the final determination.

Commissioner Kunz asked about the denial.

\*\*\*\*\*

Mr. Ruane stated there will be a workshop at the next meeting, June 7<sup>th</sup> for Planning and Zoning members.

Mr. Ruane reported on status of pending Applications. Commissioner Forbes remarked on same. Commissioners asked for status regarding pending matters.

Chairman Stuewe requested a motion to approve the meeting minutes from April 19, 2023.

Commissioner Ziak made the motion.

Commissioner Forbes seconded.

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

Motion to approve the minutes of April 19, 2023 with no changes, carried 9-0-0 with 0 absent.

\*\*\*\*\*

Chairman Stuewe requested a motion to adjourn the meeting.

Commissioner Runge made the motion.

Commissioner Forbes seconded.

All present said aye. Meeting adjourned at 7:40 p.m.

Minutes prepared by Nicole Tormey, Executive Assistant.

---

CHAIRMAN JAMES STUEWE