

CITY OF OAK FOREST

PLANNING / ZONING COMMISSION MEETING MINUTES

Wednesday, January 6, 2021

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

PRESENT: Commissioner Ken Keeler
Commissioner Dave Kerr
Commissioner Sal Mosqueda
Commissioner Chuck Poulin
Commissioner Wayne Schroeder
Commissioner Nick Zembruski
Commissioner Michael Ziak
Chairman Jim Stuewe
Staff Member Paul Ruane

ABSENT: Commissioner Chuck Wolf

1. DR #21-001 6012 W. 159th Street Vehicle Masters – Level 2 Design Review Permit: PUBLIC MEETING - The applicant requests review and approval of a Level 2 Design Review Permit at 6012 W. 159th St in the C2 – General Service Commercial District in accordance with Sections 9-501, 9-502, and 11-505 of the Zoning Ordinance for modification to the existing building façade.

Staff Member Paul Ruane led the presentation providing current conditions and gave examples of the different types of similar buildings.

The petitioner Steve Becker (Owner of the business) was sworn in.

Steve asked to pull up the before picture of Merlins. As you can see that is Merlins the identity is propriety. That's their design for their entryway including the striping and tower. They call that the prototype, they have gone through three of four different variations. The building was built back in 1986, I think this is quite dated. I got my inspiration for going black from the Mini Cooper building in Orland Park. I thought I'd go for a different dynamic and make it something that would be appealing. It is currently a work in progress, I am no done but I can't do anything with that entryway that will not allow for it to identify as a Merlins. If you look at the way it is, it's kind of like a tone on tone. There is different texture in the fluted brick. You get a nice difference of lighting and shading. It kind of accents itself. Steve continued on mentioning multiple project he would like to do. These included; flashing, shades, doors, awnings, tearing off the north face, bumping out the south face, landscaping, adding a vestibule, converting single pane to double pane windows, adding a different service menu, rebranding, painting shades silver, painting goosenecks black, and lastly lowering the merlin tower.

Paul Ruane confirmed that the accent color was a suggestion but were are open to other ideas to accent the building. Also he added that we would need more information about the future plans.

Chairman Stuewe agreed that he can take off the tower if he wanted but the current paint job looks like a big blank building.

Steve Becker added that future for him would be adding a sign as this is just a work in progress. He also spoke of his plans for an addition behind the building.

Paul Ruane let the PZC know that the business currently doesn't have a Special Use Permit on file and any extension to the building would require filing a Special Use Permit.

Mr. Zembruski asked when Steve planned on installing the signs.

Steve Becker responded that due to COVID-19 they are way behind it took eight weeks to just finish the temporary banners. So he isn't sure how much longer it is going to take.

Mr. Zembruski added that he is okay with the all black with the knowledge that he will be added awnings.

Steve Becker let the PZC know that the paint job is incomplete he needs about 10 hours to complete the painting.

Chairman Stuewe said he would like to see all these changes on a plan.

Paul Ruane let the board know that Mr. Becker is asking if he could finish the last 10 hours of painting to get the job done.

Mr. Keeler was able to confirm that it wasn't going to be over 45 degrees in the next two weeks so he can put off his painting plans till after the next meeting.

Mr. Ziak was concerned about the latex paint on the brick. Stains tend to work better he would like to verify the durability of the material.

Steve Becker confirmed that he properly prepared the brick, only the south wall is regular brick. He personally did the work to make sure it was done thoroughly. He also added if it were to fade away in 2 years he would paint it again it only took 15 hours.

Chairman Stuewe requested a motion to continue the design review discussion to the next Planning and Zoning Commission Meeting being held on Wednesday, January 20, 2021. Requesting that more information be provided on the immediate plans to rectify the condition to enhance the façade similar to an accent color.

Mr. Zembruski motioned

Mr. Ziak seconded

AYES	NAYS	ABSTAIN
Mr. Zembruski		
Mr. Ziak		
Mr. Keeler		
Mr. Kerr		

Mr. Poulin		
Mr. Mosqueda		
Mr. Schroeder		
Chairman Stuewe		

Motion to continue the design review for façade painting at 6012 W. 159th Street, 8-0-0 with 1 absent.

Chairman Stuewe requested a motion to approve the meeting minutes from December 16, 2020.

Mr. Zemruski motioned

Mr. Ziak seconded

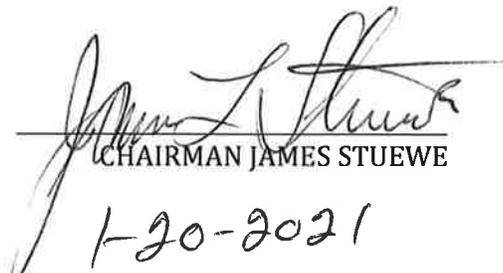
Motion to approve carried by voice vote.

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Ziak motioned

Mr. Poulin seconded

Meeting Adjourned at 7:55 p.m.


 CHAIRMAN JAMES STUEWE
 1-20-2021