

CITY OF OAK FOREST

PLANNING / ZONING COMMISSION MEETING MINUTES

Wednesday, February 17, 2021

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

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

ABSENT: Commissioner Chuck Poulin

1. ZC #21-003 Design Guidelines – Text Amendment: **PUBLIC HEARING** - The applicant requests review and recommendation of the proposed comprehensive text amendments to the following provisions of the City of Oak Forest Zoning Ordinance: Article 9 Part 5, Design Guidelines, Paragraph 11-201(E), Minimum Data Requirements; and Section 11-505, Design Review. These amendments shall include, but not be limited to: the repeal of Article 9 Part 5, in its entirety; the addition of application material requirements for design review permits; reorganization of design review criteria; and changes to design review permit applicability and public review process.

Staff Member Ruane led the presentation of the case and reviewed staff report.

Mr. Wolf stated that it appears that we are approving the building itself but not the surround lot.

Staff Member Ruane confirmed that we are approving the design review text amendment and the text of the design guidelines manual. Similar to the conversation of the last discussion we had, the design guidelines does not give you the authority to request additional site work unless we there is major renovation or a new construction build. It also would require a text amendment to require that of the applicant. Along with this we would need to clearly state what the amount of work would be in order to require additional site requirements.

Chairman Jim Stuewe requested a motion to affirm PZC Resolution 21-05 recommending approval of a Text Amendment – to remove Article 9, Section 5, add to Section 11-201 and amend Section 11-505, including the addition of application material requirements for design review permits; reorganization of design review criteria; and changes to design review permit applicability and public review process.

Mr. Zembruski motioned

Mr. Ziak seconded

AYES	NAYS	ABSTAIN
Mr. Zembruski		
Mr. Ziak		
Mr. Keeler		
Mr. Kerr		
Mr. Mosqueda		
Mr. Schroeder		
Mr. Wolf		
Chairman Stuewe		

Motion to approve the text amendment to remove Article 9 Section 5, add to Section 11-201, and amend Section 11-505, carried, 8-0-0 with 1 absent.

Chairman Stuewe requested a motion to approve the meeting minutes from February 3, 2021.

Mr. Schroeder motioned

Mr. Ziak seconded

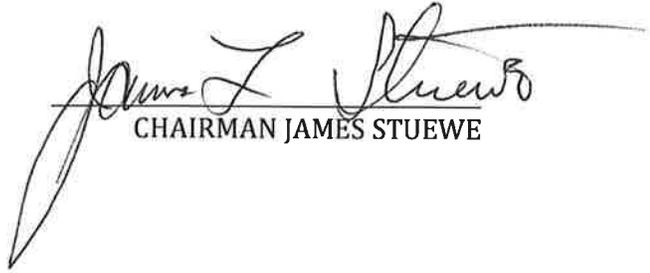
Motion to approve carried by voice vote.

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Zembruski motioned

Mr. Ziak seconded

Meeting Adjourned at 7:28 p.m.



CHAIRMAN JAMES STUEWE