

**CITY OF OAK FOREST**

**PLANNING / ZONING COMMISSION MEETING MINUTES**

**Wednesday, March 17, 2021**

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The Planning & Zoning Commission meeting was called to order at 7:03 p.m. with Roll Call.

**PRESENT:** Commissioner Ken Keeler  
Commissioner Dave Kerr  
Commissioner Sal Mosqueda  
Commissioner Chuck Poulin  
Commissioner Chuck Wolf  
Commissioner Michael Ziak  
Chairman Jim Stuewe  
Staff Member Paul Ruane

**ABSENT:** Commissioner Wayne Schroeder  
Commissioner Nick Zembruski

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1. ZC #21-002 14900 S. Cicero Avenue – Zoning Map Amendment: PUBLIC HEARING - The applicant requests consideration of a rezoning of property to be annexed from the existing two lots from the initial R1 from annexation to R6 Multi-Family and such other and further zoning relief as may be required in the R6 – Multi-Family Residential District at 14900 S. Cicero Avenue, petitioner Carlos Martin.

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

Chairman Stuewe asked if they were able to build a house on each lot.

Mr. Ruane responded no they aren't allowed a second house by binding the property via the annexation agreement. A plat of consolidation was not required as the property wouldn't be able to build a second single-family residence on the property.

Commissioner Wolf asked if the plat shows two properties but we are treating it as one.

Mr. Ruane confirmed.

The petitioner Carlos Martin was sworn in.

Carlos Martin said there are two PIN numbers to this property. He asked if they have to be separated.

Mr. Ruane confirmed that he could file for a plat of consolidation if he wanted to. The process is similar to the rezoning and would require recording.

Mr. Wolf asked if in R6 you can building a single-family home?

Mr. Ruane confirmed.

Mr. Wolf asked if you have a separate lot what stops you from being able to build another single-family residence.

Mr. Ruane responded that the annexation agreement prevents the applicant from building a single-family residence for 20 years.

Mr. Martin agreed that if the City requires him to consolidate the lots as part of a condition he would be amendable to the request.

Mr. Wolf asked what are the size of these lots.

Mr. Ruane provided the dimensions 125' x 116' combined 250' x 116'

Mr. Ziak asked why does the plat show four lots on there.

Mr. Ruane confirmed those lines were the original platted subdivision from the Sidwell Map. To the rear of the property (west property line) there is a road platted that was never vacated.

**Chairman Jim Stuewe requested a motion to adopt PZC Resolution 21-06 Zoning Map Amendment – rezoning of property to be annexed, zoned R1 to R6 Multi-Family at 14900 S. Cicero Avenue with the condition of approval based on the adoption of the annexation agreement and annexation ordinance.**

Mr. Ziak motioned

Mr. Kerr seconded

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>
<b>Mr. Ziak</b>		
<b>Mr. Kerr</b>		
<b>Mr. Keeler</b>		
<b>Mr. Mosqueda</b>		
<b>Mr. Poulin</b>		
<b>Mr. Wolf</b>		
<b>Chairman Stuewe</b>		

Motion to approve the zoning map amendment to change the annexed property from R1 – Single Family District to R6 – Multi-Family Residential District, carried, 7-0-0 with 2 absent.

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2. ZC #21-004 Driveways – Text Amendment: PUBLIC HEARING - The applicant requests review and recommendation of the proposed text amendments to the following provisions of the City of Oak Forest Zoning Ordinance: Section 9-102 (D2.a) Detached Garages; Section 9-104 (B3), Driveway Requirements; and Section 11-403 (E1) Permitted Variations.

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

Mr. Wolf said a detached garage falls under accessory and it has the requirements to it under that section.

Mr. Ruane confirmed that is correct and is the reason we placed the reference to the driveways so you can't apply for one without the other.

Chairman Stuewe requested confirmation that the required amount of impervious surface requiring a drainage plan is for a structure proposing 40% or more of a required yard.

**Chairman Jim Stuewe requested a motion to adopt PZC Resolution 21-07 Text Amendment – to amend Section 9-102 (D2.a) Detached Garages; Section 9-104 (B3), Driveway Requirements; and 11-403 (E1) Permitted Variations.**

Mr. Ziak motioned

Mr. Mosqueda seconded

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>
<b>Mr. Ziak</b>		
<b>Mr. Mosqueda</b>		
<b>Mr. Keeler</b>		
<b>Mr. Kerr</b>		
<b>Mr. Mosqueda</b>		
<b>Mr. Schroeder</b>		
<b>Mr. Wolf</b>		
<b>Chairman Stuewe</b>		

Motion to approve the text amendment to amend Section 5-102, Section 9-104, and Section 11-403, carried, 7-0-0 with 2 absent.

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### 3. Preliminary Discussion on Dumpster Enclosures

Mr. Ruane introduced our existing requirements for dumpster enclosures. In addition, he brought some other municipalities requirements to provide a clear recommendation for a text amendment.

Mr. Ruane provided an example from Orland Park that separates the requirements of the multi-family uses from the commercial uses. Orland Park allows existing wood enclosure to be built back as wood. If the existing enclosure were made of brick though, it would have to be built back out of brick.

The consensus from the Commission was that they would like to require equally for residential and commercial and require that all new or reconstructed dumpster enclosure be made of brick.

Building Commissioner Forbes provided his comment disagreeing with the direction of the board. We had a multiple year campaign, especially with the apartment buildings, fixing and adding them where they don't have one. The majority of our multi-family properties provide a chain-link with slats, wood, or a vinyl fencing for their enclosures. There is only a couple multi-family buildings that actually have a brick enclosure. So if they have an existing one and they need to replace the fence, we are allowing them to replace them.

Mr. Ruane asked in cases where there is no location would landscaping be something that we would want to see to enclose the dumpsters.

The consensus from the Commission was that landscaping was not necessary and in some cases can be neglected.

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Chairman Stuewe requested a motion to approve the meeting minutes from February 17, 2021.

Mr. Ziak motioned

Mr. Kerr seconded

Motion to approve carried by voice vote.

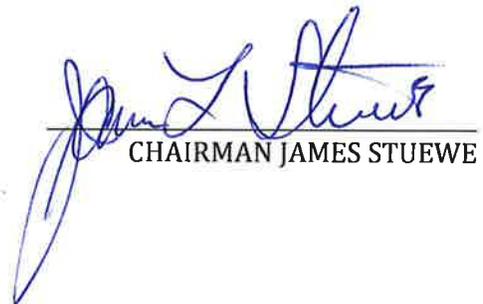
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Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Mosqueda motioned

Mr. Ziak seconded

Meeting Adjourned at 8:14 p.m.

  
CHAIRMAN JAMES STUEWE