

**CITY OF OAK FOREST**

**PLANNING / ZONING COMMISSION MEETING MINUTES**

**Wednesday, May 19, 2021**

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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 Wayne Schroeder  
Commissioner Michael Ziak  
Chairman Jim Stuewe  
Staff Member Paul Ruane

**ABSENT:** Commissioner Chuck Wolf  
Commissioner Nick Zembruski

1. ZC #21-011 Morton-Gingerwood District 145 – Subdivision and Variation: PUBLIC HEARING - The applicant requests consideration of a plat of resubdivision that will subdivide one lot into two and create the Arbor Park SD 145 Subdivision and a variation request for lot size of lot 2 and such other and further zoning relief as may be required in the IB – Institutional Building District at 16936 Forest Avenue, petitioner Arbor Park School District 145 17301 Central Avenue, Oak Forest, IL 60452.

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

**Chairman Stuewe requested a motion to adopt PZC Resolution 21-14 recommending approval of a subdivision and a variation divide one parcel into tow and allow a reduction in lot square footage required.**

Mr. Ziak motioned

Mr. Keeler seconded

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

Motion to approve the request for a subdivision and a variation at 16936 Forest Avenue, carried, 6-0-0 with 2 absent.

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- 2. ZC #21-012 Exhibition Shows and Automobile Shows – 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 9-103 (E), Special Use Permit Temporary Uses and Section 9-103 (E.1), Exhibition shows and automobile shows.

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

**Chairman Stuewe requested a motion to adopt PZC Resolution 21-15 recommending approval of a Text Amendment allowing Special Use Permit Temporary Uses and Exhibition and Automobile Shows.**

Mr. Schroeder motioned

Mr. Kerr seconded

| AYES            | NAYS | ABSTAIN |
|-----------------|------|---------|
| Mr. Schroeder   |      |         |
| Mr. Kerr        |      |         |
| Mr. Keeler      |      |         |
| Mr. Mosqueda    |      |         |
| Mr. Ziak        |      |         |
| Chairman Stuewe |      |         |

Motion to approve the text amendment to allow special use permit temporary uses and Exhibition and Automobile Shows, carried, 6-0-0 with 2 absent.

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- 3. ZC #21-013 Oak Forest Family Dental – Preliminary PUD: PUBLIC HEARING - The applicant requests review and recommendation of approval of a special use permit to approve a planned development concept plan for a residential dwelling unit addition to a new proposed dental office and a rear yard setback variation and such other and further zoning relief as may be required in the C2 – General Service Commercial District at 6154 W. 159th Street.

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

**Chairman Stuewe requested a motion to adopt PZC Resolution 21-16 recommending approval of a PUD including a new dental office, an upper-story residential unit, and a rear yard variation request.**

Mr. Mosqueda motioned

Mr. Ziak seconded

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

Motion to approve the variation request for a PUD and a variation at 6154 W. 159<sup>th</sup> Street, carried, 6-0-0 with 2 absent.

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4. ZC #21-014 Dreams Pizzeria – Parking Variation: **PUBLIC HEARING** - The applicant requests review and recommendation of approval of a variation request to allow the reduction of parking spaces by 57 where 124 are required at 5200 W. 159<sup>th</sup> Street in the C1 – Local Commercial District.

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

Henry Kuspa of 14954 Moorings Lane was sworn in.

Mr. Kuspa voiced his concerns with the parking from previous businesses in this location. The severity of the location. Mr. Kuspa was also concerned with the hours of operation of the business as the crowds in the past would congregate in the hours after the closing of the business. In addition, the patrons of the business would leave trash behind in any of the areas they would park.

Bill Durkin of 15815 Laramie Avenue was sworn in.

Mr. Durkin commented on how his adjacent property has seen the problems caused by the need for parking. Additionally, Mr. Durkin commented on how the customers would trash the areas near their parking locations. Luckily, most of those issues were resolved when residential parking only signs were placed down Laramie Avenue.

**Chairman Stuewe requested a motion to adopt PZC Resolution 21-17 recommending denial of a variation request allowing 67 parking spaces where 124 parking spaces are provided.**

Mr. Mosqueda motioned

Mr. Schroeder seconded

| <b>AYES</b>         | <b>NAYS</b> | <b>ABSTAIN</b> |
|---------------------|-------------|----------------|
| <b>Mr. Mosqueda</b> |             |                |

|                        |  |  |
|------------------------|--|--|
| <b>Mr. Schroeder</b>   |  |  |
| <b>Mr. Keeler</b>      |  |  |
| <b>Mr. Kerr</b>        |  |  |
| <b>Mr. Ziak</b>        |  |  |
| <b>Chairman Stuewe</b> |  |  |

Motion to deny the variation request for a parking variation at 5200 W. 159<sup>th</sup> Street, carried, 6-0-0 with 2 absent.

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Chairman Stuewe requested a motion to approve the meeting minutes from May 5, 2021.

Mr. Schroeder motioned

Mr. Ziak seconded

Motion to approve carried by voice vote.

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Mr. Kupsa commended the Planning and Zoning Commission members for all of their work they do for the City.

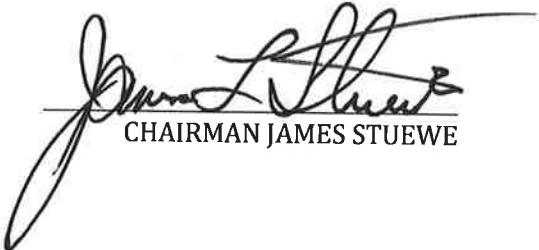
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Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Ziak motioned

Mr. Kerr seconded

Meeting Adjourned at 7:56 p.m.



CHAIRMAN JAMES STUEWE