

CITY OF OAK FOREST

PLANNING & ZONING COMMISSION MEETING MINUTES

Wednesday, July 6, 2022

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

PRESENT: Commissioner Mike Forbes
Commissioner Ken Keeler
Commissioner Rick Larson
Chairman Pro Tem Wayne Schroeder
Commissioner Michael Ziak
Commissioner Chuck Wolf
Director Ed Cage
Staff Member Paul Ruane

ABSENT: Chairman Stuewe

Mr. Larson led the group in the Pledge of Allegiance.

1. ZC# 22-017 Gateway Lot 2 Planned Unit Development – Amendment: PUBLIC HEARING -The applicant requests review and approval of a Planned Unit Development related to Ordinance 2016-02-05850, which approved the amended planned unit development and special use permit on the property located at 15848 S. Cicero Avenue in the C3 – Central Business District.

Mr. Ruane presented a Power Point which provided property layout, exterior designs, materials being used, site plan and various street view angles. The proposed building is 4,723 Square feet in size with associated parking spaces.

Mr. Forbes stated that the proposed building looks good and that he likes it.

Chair Pro-tem Schroeder asked the applicant if they had any tenants lined up yet? Mr. Mielnicki answered no, there were no tenants lined up at this time.

Mr. Wolf stated that he did not like the proposed dumpster location. Mr. Mielnicki talked about the dumpster location not working on the proposed building site, but works better within the parking bank of spaces. Mr. Ruane noted that the dumpster enclosure shall be of a masonry material and the applicant confirmed that the dumpster enclosure is proposed to be 6-foot in height. Mr. Mielnicki stated that they could landscape around the dumpster enclosure. Mr. Wolf mentioned that it makes sense to move the proposed dumpster location by the pedestrian access crossing. Mr. Ziak agreed to relocate the dumpster next to the pedestrian access crossing and buffer it with landscaping and the applicant agreed to this. Mr. Wolf made this a condition of approval.

Mr. Larson asked if there are 6 parking spaces in front of the building. Mr. Mielnicki answered that this was correct.

The applicant confirmed that the proposed conditions of approval will be reviewed by staff.

Mr. Forbes made the motion to approve with staff conditions. Mr. Schroeder seconded.

AYES	NAYS	ABSTAIN	ABSENT
Mr. Forbes			
Mr. Keeler			
Mr. Larson			
Mr. Schroeder			
Mr. Wolf			
Mr. Ziak			
			Chairman Stuewe

Motion to approve the Planned Unit Development Amendment with staff conditions, this was carried 6-0-0 with 1 absent.

Per Mr. Ruane, this item will go before the City Council the following week.

Mr. Ruane gave a brief rundown on the upcoming applications.

Chairman Pro Tem Schroeder requested a motion to approve the meeting minutes, without any corrections, from June 15, 2022.

Mr. Forbes motioned. Mr. Larson seconded.

AYES	NAYS	ABSTAIN	ABSENT
Mr. Forbes			
Mr. Keeler			
Mr. Larson			
			Mr. Stuewe
Mr. Wolf			
Mr. Ziak			
Chairman Pro Tem Schroeder			

Motion to approve the minutes of June 15, 2022, carried 6-0-1 with 1 absent.

Chairman Pro Tem Schroeder requested to adjourn the meeting.

Mr. Forbes made the motion to adjourn.

Mr. Ziak seconded.

All present said aye. Meeting Adjourned at 7:32 p.m.


CHAIRMAN Pro Tem Schroeder