

CITY OF OAK FOREST

PLANNING / ZONING COMMISSION MEETING MINUTES

Wednesday, July 7, 2021

The Planning & Zoning Commission meeting was called to order at 7:04 p.m. with Roll Call.

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

ABSENT: Commissioner Mike Forbes
Commissioner Dave Kerr
Commissioner Wayne Schroeder

1. ZC #21-016 5488-5496 W. 159th Street Learning for the Future Childcare – Special Use Permit: PUBLIC HEARING - The applicant, Misty Ganious, of Learning for the Future Childcare, requests review and recommendation of approval for a special use permit to allow child day care services and such other and further zoning relief as may be required in the C2 – General Service Commercial District at 5488-5496 W. 159th Street.

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

Petitioner Misty Ganious of Learning for the Future Childcare was sworn in.

Chairman Stuewe asked the petitioner how they planned on having the kids going into the daycare. Petitioner Misty Ganious confirmed that the children would be walked into the building. Additionally they already utilize someone to monitor the vehicle traffic in their other locations.

Commissioner Wolf asked where is their other locations.

The petitioner responded Dalton since 2016 and Calumet City since 2007.

Chairman Stuewe requested a motion to adopt PZC Resolution 21-16 recommending approval of a special use permit for a child day care services.

Mr. Zembruski motioned

Mr. Keeler seconded

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

Motion to approve the request for a Special Use Permit at 5488-5496 W. 159th Street, carried, 6-0-0 with 3 absent.

2. Further Clarification regarding a Subdivision and Lot Width Variation for a 3 parcel residential development at 14815 Temple Street

Staff Member Ruane led the presentation of the potential case.

The applicant was given preliminary approval in 2019 to split the property into three equal 55 ft. width lots where 60 ft. is required.

The applicant has since requested a slight change on the layout of the properties. They requested to change the dimensions of two of the three properties. The new width of the properties requested from west to east will be 60 ft. 55 ft. and 50 ft.

The Planning and Zoning Commission confirmed their willingness to allow a 50 ft. lot width. They indicated their concern of how the triangular piece of land will be incorporated into the property.

Chairman Stuewe requested a motion to approve the meeting minutes from May 19, 2021.

Mr. Ziak motioned

Mr. Keeler seconded

Motion to approve carried by voice vote.

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Wolf motioned

Mr. Zembruski seconded

Meeting Adjourned at 7:56 p.m.



 CHAIRMAN JAMES STUEWE