

CITY OF OAK FOREST  
 PLANNING & ZONING COMMISSION MEETING MINUTES  
 Wednesday, August 2, 2023

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

**PRESENT:** Commissioner Jeffrey Ater  
 Commissioner Curt Kunz  
 Commissioner Rick Larson  
 Commissioner Glenn Runge  
 Commissioner Bill Sykes  
 Commissioner Michael Ziak  
 Chairman Jim Stuewe  
 Staff Member Paul Ruane  
 Staff Member Nicole Tormey

**ABSENT:** Commissioner Mike Forbes  
 Commissioner Wayne Schroeder

Meeting started with the pledge of allegiance.

Chairman Stuewe asked for a motion to open the public hearing.

Commissioner Ziak made the motion. Commissioner Larson seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ziak			
Commissioner Ater			
			Commissioner Forbes
Commissioner Kunz			
Commissioner Larson			
Commissioner Runge			
			Commissioner Schroeder
Commissioner Sykes			
Chairman Stuewe			

Motion carried 7-0-0 with 2 absent.

1. ZC# 23-013 Chicago Gaelic Park Special Use Permit: The applicant requests review and recommendation of approval for a special use permit to allow an outdoor beer garden / eating patio and such other and further relief as may be required in the C1 – Local Commercial District at 6119 W. 147<sup>th</sup> Street, petitioner Chicago Gaelic Park.

Paul Ruane presented the facts regarding the request for a special use permit for an outdoor beer garden / eating patio for 6119 W. 147<sup>th</sup> Street. The proposed plan provided by the applicant

include a 60x30 covered patio. In May 2020, the governor allowed businesses to reopen with existing/temporary patios. The Community Development Director sent an email to the General Manager at Gaelic Park informing them they did not need to apply for a temporary special use for the existing patio area located in the rear of the property. The city was able to work with the Economic Advisory Council to come up with a funding source to assist COVID related projects to help the outdoor patios with heating, separation, seating, etc. Gaelic Park applied and received approval in November 2020 allowing for heaters and temporary walls. In August 2021, the applicant filed for a building permit to construct a 30x60 covered patio. The permit was issued on September 1, 2021. The final inspection of the patio was completed on April 20, 2022. Recently, staff noticed that Gaelic Park was only being billed for an indoor consumption liquor license only. Staff contacted Gaelic Park to inform them on the proper process and what needed to be done. Gaelic Park needs a special use on file to continue to do business as is. Upon further investigation, it was found that an existing liquor license or special use permit was not in the file. Therefore, the requested special use permit is for the existing patio as well as the proposed 30x60 covered patio. Paul Ruane asked for questions.

Commissioner Larson clarified the vote is for a special use and liquor license. Paul Ruane stated in order for Gaelic to be legally conforming, it would need a special use permit. Commissioner Larson asked if the patio was inspected and if they had the proper permits when it was built. Paul Ruane stated yes.

Commissioner Kunz asked if they are operating without a liquor license. Paul Ruane stated it was his understanding. Commissioner Kunz inquired as to liability. Paul Ruane stated it was a valid question.

Commissioner Sykes asked about Category C1 and whether it specifically authorizes outdoor patios. Paul Ruane stated the zoning code for C1 is a local commercial district located by other residences. It needs a special use permit no different than C2 or C3.

Chairman Stuewe asked if anyone in the audience would like to speak to the Commission.

Hank Kuspa approached the podium. He thanked Paul for the history. He is the liquor commissioner and is aware of Gaelic operating with an indoor liquor license. Liability is not an issue. This is a formality that the city has to do to protect the applicant and the city. Due to COVID, it slipped through the cracks. He encouraged the Commission to support Gaelic in the application. Gaelic is very supportive of their neighbors and is a good business for the city. He thanked the Commission for their service and asked if there are any questions for him as the liquor commissioner. Commissioner Larson asked if Gaelic is going to be required to get an outdoor liquor license. Hank Kuspa stated yes. Paul Ruane informed the Commission the liquor license is planned to go at the same time as the special use permit.

Scott Burkhardt approached the podium. He resides by Gaelic Park. He strongly encouraged the board to approve the special use permit. He believes Gaelic Park is an excellent facility and business. They are respectful of the neighborhood.

Chairman Stuewe asked for a motion to affirm zoning case 23-13 recommending approval of the special use permit.

Commissioner Larson made the motion.

Commissioner Runge seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
			Commissioner Forbes
Commissioner Kunz			
Commissioner Ziak			
Commissioner Larson			
Commissioner Runge			
			Commissioner Schroeder
Commissioner Sykes			

Motion carried 6-0-0 with 2 absent, Chairman did not vote. Paul Ruane stated the request will now go before City Council on August 22, 2023 for final determination.

2. ZC# 23-014 Cooper’s Bar & Grill Pole Sign Special Use Permit & Variations: The applicant requests review and recommendation of approval for a special use permit to allow a pole sign and a variation for the height of the sign, the location of an EMC sign, and the location of the sign up to the property line as well as such other and further zoning relief as may be required in the C3 – Central Business District at 15150-58 S. Cicero Avenue, petitioner Pounders, Inc.

Paul Ruane presented the facts regarding the request for a special use permit at 15150-58 S. Cicero Avenue. A request is being made for the pole sign itself, the height of the sign, the height of the electronic message center and for the distance from the property line. Monument signs are permitted and can be approved by staff level. Pole signs require a special use permit in all districts except the industrial district. 15 feet is the allowed maximum height requirement of a pole sign. Electronic message centers are to be located no lower than 8 feet, to allow cars to go underneath and no higher than 10 feet so there is a portion to what the actual sign looks like. The MC sign is typically meant in fashion to be a smaller portion, whereas the regular signage is supposed to be the major focal point. The final location of any and all pole signs shall be a minimum of 2 feet from all property lines, including the vertical plane, cabinet or sign face. The applicant is requesting the following: pole sign special use permit; the sign height of 21 feet (an inch shy of 21 feet) where 15 feet is required; the electronic message center sign height of 14 to 18 feet tall where 8 to 10 feet is required; the sign distance from the property line of 0 feet where a minimum of 2 feet is required. Paul asked for any questions and stated the applicant is present to answer any questions.

Commissioner Kunz asked Paul why 2 feet is required. Paul Ruane stated as far as why it is required, he does not know. It is worded that way in the code.

Commissioner Larson confirmed that 15 feet is the highest and the proposed is 6 feet taller, 14 to 18 and 0 instead of 2 feet. Everything is not within code. Commissioner Larson asked if it is all brick. Paul Ruane stated it will be a foam brick. It is the same contractor that installed Clovers' pole sign.

Chairman Stuewe asked if anyone in the audience wanted to speak to the Commission. Hearing none.

Chairman Stuewe asked for a motion to affirm zoning case 23-14 recommending approval of the special use permit.

Commissioner Kunz made the motion.

Commissioner Larson seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
			Commissioner Forbes
Commissioner Kunz			
Commissioner Larson			
	Commissioner Runge		
			Commissioner Schroeder
	Commissioner Sykes		
	Commissioner Ziak		
Chairman Stuewe			

The vote was 4-3-0, with 2 absent. Paul Ruane stated that the request will go forward with a negative recommendation due to the lack of superior majority of the 9 commissioners, 5 votes needed.

3. ZC#23-015 16035 Laramie Avenue Multi-Family Expansion Parking Variation: The applicant requests review and recommendation of approval for a variation to allow the reduction of required parking stalls and such other and further relief as may be required in the C3 – Central Business District at 16035 S. Laramie Avenue, petitioner 16035 Laramie Property LLC.

Paul Ruane presented the facts regarding the request for parking variation. The petitioner is an existing multi-family unit building with 6 units. The current request is two-fold. The petitioner is looking to expand to a 7 unit building. There is a basement that they are looking to make an inhabitable space. There are 12 existing parking spaces. The existing 6 units would require 2.5 spaces per residential unit as required by code, 15 parking spaces required. With the 7<sup>th</sup> unit that is requested, an additional 3 parking spaces are required (end up with a fraction of a parking space which gets rounded up). The 7<sup>th</sup> unit would require 18 parking spaces in total whereas the request is for 12, 6 in the rear parking lot and 6 spaces closest to the building. Paul viewed the number of cars parked in the parking lot at various times during one week. The most amount of cars at one point was 8 and the least 2. Paul also prepared a comparable chart of parking with

the condos and apartments in the area. Paul stated the applicant and management are present for any questions.

Commissioner Kunz asked if the other condos and apartments are grandfathered in and that is why there is not a problem with theirs. Paul stated the reason that the city is making the stipulation with this one is because they are asking to add on an additional unit.

Commissioner Sykes inquired as to legal parking on Laramie. Paul did not know. He did stress that it would be hard to fit a car on Laramie to the south but did not know of preventive parking measures. In a case like this, any on-street parking would not be part of the calculation of the parking requirements.

Commissioner Runge asked if there is enough property to expand the parking. Paul stated it would be difficult to do so. There might water or drainage issues in the area, some coming off the railroad and forest preserve area.

Commissioner Larson asked if they were allowed a parking variance for the 12 spots currently on site. Paul stated unless there was a special use or a planned unit development that was approved to allow that, there is nothing that specifically allowed those spaces other than they were probably allowed by code.

Commissioner Ziak asked if the parking lot shares space with 16031. Paul stated yes. Commissioner Ziak asked if there is a line of demarcation between the two properties. Paul stated it is implied, but one is paved. Commissioner Ziak questioned if the spots can be restriped as they look larger than standard. Chairman Stuewe stated they are standard size.

Commissioner Larson reiterated that the most cars seen in the parking lot at one time was 8. He asked if there are vacant apartments.

Olga Kaminska, owner, approached the podium. She stated all units are rented and most residents take the train to the city. That day in July when there was 8 cars was because of cleaning staff. Normally there are only 6, 50% occupied. Only way to expand would be to cut down trees in the forest.

Chairman Stuewe inquired as to how many cars each family owns. Ms. Kaminska stated that a few of the families do not have cars. 2 out of 6 units do not have cars at all. The other units have 1 car each, 4 total.

Chairman Stuewe asked if there was anyone in the audience that would like to speak.

Mike Pendleton approached the podium. He is the owner of 16031. He does not have an objection to the variance. He had to put a new garbage enclosure in and it took a few parking spots. His only problem with reducing the parking spaces is the tenants using both driveways. He confirmed they are staying with 12 parking spaces. He stated he is fine with 12 parking spaces.

Chairman Stuewe asked for a motion to affirm zoning case 23-015 recommending approval of the variation.

Commissioner Sykes made the motion.

Commissioner Ziak seconded.

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Commissioner Ater			
			Commissioner Forbes
Commissioner Kunz			
Commissioner Larson			
Commissioner Runge			
			Commissioner Schroeder
Commissioner Ziak			
Commissioner Sykes			

Motion carried, 6-0-0, with 2 absent, Chairman Stuewe did not vote. Paul stated the request will go before the City Council on August 22nd at 7:30.

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Chairman Stuewe asked Paul Ruane if there are any future items coming up.

Paul Ruane reported on the next agenda, August 16<sup>th</sup>, garage variance request for 16040 Latrobe. They would like to demo their existing garage and put up a new one with a number of variances. Lastly, a special use permit for a mixed use at 14650 S. Central Avenue.

Chairman Stuewe asked if anyone from the audience would like to speak.

Chairman Stuewe asked for a motion to approve the minutes from July 19, 2023.

Commissioner Runge made the motion.

Commissioner Larson seconded.

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Commissioner Ater			
			Commissioner Forbes
Commissioner Kunz			
Commissioner Larson			
Commissioner Runge			
			Commissioner Schroeder
Commissioner Sykes			
Commissioner Ziak			
Chairman Stuewe			

Motion to approve the minutes of July 19, 2023 with no changes, carried 7-0-0 with 2 absent.

Chairman Stuewe asked for a motion to adjourn meeting.

Commissioner Ziak made the motion.

Commissioner Larson seconded.

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Commissioner Ater			
			Commissioner Forbes
Commissioner Kunz			
Commissioner Larson			
Commissioner Runge			
			Commissioner Schroeder
Commissioner Sykes			
Commissioner Ziak			

Meeting adjourned at 7:45 p.m.

Minutes prepared by Nicole Tormey, Executive Assistant.



CHAIRMAN JAMES STUEWE

