

CITY OF OAK FOREST

PLANNING / ZONING COMMISSION MEETING MINUTES

Wednesday, August 4, 2021

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

PRESENT: Commissioner Mike Forbes
Commissioner Sal Mosqueda
Commissioner Wayne Schroeder
Commissioner Chuck Wolf
Commissioner Michael Ziak
Chairman Jim Stuewe
Staff Member Paul Ruane

ABSENT: Commissioner Nick Zembruski
Commissioner Ken Keeler
Commissioner Dave Kerr

1. ZC #21-021 Oak Forest Family Dental – Final PUD: **PUBLIC MEETING** - 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 asked where the location of the stairs to the apartment.

Mr. Ruane displayed the floor plan showing the separated entrance.

Mr. Wolf asked for clarification on the rear deck of the building.

Mr. Ruane showed him the location and described the separation from commercial to residential.

Mr. Wolf inquired about the need for additional lighting.

Mr. Ruane confirmed that the photometrics show that the proposed lighting is adequate.

Mr. Forbes commented that the buildings neighboring this property utilized a fiber cement board siding instead of a vinyl siding. He is not aware of design approvals we have allowed vinyl siding.

The commission members confirmed that they would like to add that as a condition of approval.

Petitioner Carly Paragas of 10502 Own Drive of Orland Park, IL. was sworn in.

Carly Paragas spoke of the location of her existing practice in town at 15544 Cicero Avenue. She has taken over the business just over 5 years ago and they have outgrown their current location. The proposed new dental office would allow her to continue to stay in Oak Forest.

Chairman Stuewe asked how she feels about the condition of changing the siding material.

Ms. Paragas confirmed that she doesn't mind the change. She confirmed they would use whatever material the commission may require.

Chairman Stuewe requested a motion to adopt PZC Resolution 21-23 recommending approval of a final PUD, including a dental office with a second story residence and a rear yard variation at 6154 w. 159th Street.

Mr. Ziak motioned

Mr. Wolf seconded

AYES	NAYS	ABSTAIN
Mr. Ziak		
Mr. Wolf		
Mr. Forbes		
Mr. Mosqueda		
Mr. Schroeder		
Chairman Stuewe		

Motion to approve the request for a final PUD at 6154 w. 159th Street, carried, 6-0-0 with 3 absent.

Chairman Stuewe requested a motion to approve the meeting minutes from July 21, 2021.

Mr. Ziak motioned

Mr. Forbes seconded

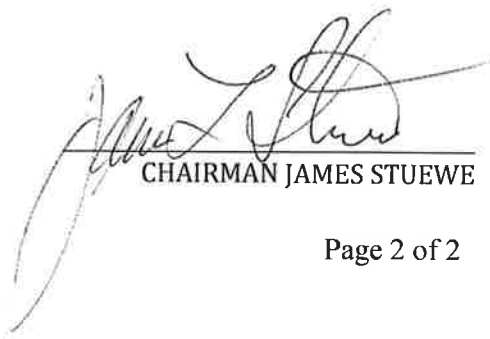
Motion to approve carried by voice vote.

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Schroeder motioned

Mr. Wolf seconded

Meeting Adjourned at 7:28 p.m.



CHAIRMAN JAMES STUEWE