

CITY OF OAK FOREST

PLANNING / ZONING COMMISSION MEETING MINUTES

Wednesday, October 6, 2021

The Planning & Zoning Commission meeting was called to order at 7:05 p.m. with Roll Call.

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

ABSENT: Commissioner Dave Kerr

1. ZC#21-023 Adult-Use Cannabis Business Establishment – Location Requirements Text Amendment: PUBLIC HEARING - The applicant requests review and recommendation of approval of a amend Section 9-406 location requirements for adult-use cannabis business establishments.

Staff Member Ruane led the presentation of the case and reviewed staff report. Mr. Ruane presented three proposed motions regarding location requirements to amend current requirements. With the exception of Mr. Mosqueda each Commissioner asked questions for verification. Mr. Forbes, Chairman Stuewe, Mr. Keeler, and Mr. Ziak discussed preconceived misconceptions surrounding cannabis establishments.

A discussion ensued about the types of location requirements. The PZC were open to amending the residential buffer and limitation of frontage locations as they were not required by PZC to begin with. The sensitive buffer for schools and parks were originally recommended by the PZC but with the Special Use Permit they are able to limit the locations by the Special Use Permit standards.

Mr. Wolf asked for confirmation that the Special Use Permit can be denied based on the location.

Mr. Ruane confirmed that the Special Use Permit standards would need to be met in order for approval of a Special Use Permit

Chairman Stuewe offered members of the audience, and Mayor Kuspa came forward. Mayor Kuspa thanked the Commissioners for their work and for looking into this matter. He hoped they would consider the option to minimize requirements and take each proposal on a case-by-case basis; to be welcoming to new businesses.

After further discussion between Mr. Wolf and Mr. Ruane, Chairman Stuewe called for a vote on which motion, the Commissioners favored removing the current location requirements. The group agreed that the Special Use Permit would allow locations on a case by case matter.

Chairman Stuewe requested a motion to adopt PZC Resolution 21-26 recommending approval to amend Section 9-406 location requirements for adult-use cannabis business establishments.

Mr. Ziak motioned

Mr. Forbes seconded

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

Motion to approve the request for a text amendment to location requirements of adult-use cannabis business establishments, carried, 7-0-0 with 1 absent.

Mr. Forbes presented the zoning code definition of a monument sign to distinguish the difference between a monument sign and a pole sign. This led to discussion with the result being Mr. Ruane will look into changing the specifics to differentiate between pole and monument signs. Possible amendment to the current sign code would change size requirements to a monument base.

Chairman Stuewe requested a motion to approve the meeting minutes from August 18, 2021.

Mr. Forbes motioned

Mr. Mosqueda seconded

Motion to approve carried by voice vote.

Chairman Stuewe requested a motion to adjourn the meeting.

Mr. Forbes motioned

Mr. Mosqueda seconded

Meeting Adjourned at 7:50 p.m.



CHAIRMAN JAMES STUEWE