



CALL TO ORDER  
ROLL CALL  
PLEDGE OF ALLEGIANCE  
READING OF AGENDA – ADDITIONS, DELETIONS

NEW BUSINESS

1. ZC# 22-007 Oak Forest Family Dental – 6154 W. 159<sup>th</sup> Street Final PUD Amendment: **PUBLIC HEARING** – The applicant requests review and recommendation of approval of a final planned development related to Ordinance 2021-06-0850O and 2021-08-0857O, which approved the concept and final planned development and a variation for a new dental office, on the property located at 6154 W. 159th Street in the C2 – General Service Commercial District.

APPROVAL OF THE MINUTES

February 2, 2022

CITIZEN PARTICIPATION

ADJOURNMENT



CITY OF OAK FOREST  
PLANNING & ZONING COMMISSION  
Staff Report

February 16, 2022

**TITLE:** OAK FOREST FAMILY DENTAL PLANNED DEVELOPMENT,  
FINAL AMENDMENT

**CASE NUMBER:** ZC #22-007

**REQUESTS:** PLANNED DEVELOPMENT FINAL PLAN - AMENDMENT  
The applicant requests review and recommendation of approval of a final planned development related to Ordinance 2021-06-08500 and 2021-08-08570, which approved the concept and final planned development and a variation for a new dental office, on the property located at 6154 W. 159th Street in the C2 – General Service Commercial District.

**LOCATION:** 6154 W. 159th Street  
On the north side of W. 159th Street (SR-6), midblock between Rob Roy Dr. and Arroyo Dr.

**APPLICANT INFORMATION**

**APPLICANT:** Oak Forest Family Dental – Carly Paragas

**MEETING DATE:** February 16, 2022

**STAFF:** Paul Ruane, Community Planner

**ATTACHMENTS:**

1. Site Plan
2. Renderings

**I. REQUEST**

The applicant requests review and recommendation of approval of a final planned development related to Ordinance 2021-06-0850O, which approved the concept planned development a variation for a new dental office, on the property located at 6154 W. 159th Street in the C2 – General Service Commercial District. The approval of the final planned development shall be dependent on proof of substantial compliance with the plans approved by Ordinance 2021-06-0850O and include that of the final building elevations and design.

The Planning and Zoning Commission (PZC) shall make recommendations that City Council approve, approve with conditions, or deny the request. Upon receipt of the recommendation, Council shall then make a final determination.

The changes since the previous approval, as described in greater detail in Part VI of this report, includes: removal of the second-story addition of a residential dwelling unit and improvements to the parking lot.

**II. BACKGROUND**

On May 19, 2021, this Commission recommended approval of the planned development concept plan for a residential addition to a new dental office (special use permit) and the rear setback variation.

On June 3, 2021, the City Council approved Ordinance 2021-06-0850O. This ordinance approved the planned development concept plan to allow the residential addition and the rear yard setback variation.

On August 4, 2021, this Commission recommended approval of the planned development final plan approval. This request finalizes the building elevations and architectural design of the addition.

On August 10, 2020, the City Council approved Ordinance 2021-08-0857O. This ordinance approved the planned development concept plan to allow the residential addition and the rear yard setback variation.

The applicant has since decide to change the scale of the project. Due to the cost for the second story residential, they decided to keep the building to one floor. The amendment still requires the confirmation that the plan did not detrimentally change.

**III. EXISTING CONDITIONS**

<b>Zoning</b>	C2 – General Service Commercial District
<b>Current Use</b>	Vacant
<b>Future Land Use</b>	Commercial
<b>Site Area &amp; Dimensions</b>	Frontage: 103.05 feet Total area: approximately .34 acres (14,946 square feet) Total depth: 145.04 feet
<b>Existing Site Features</b>	<u>Buildings</u> One single-story, commercial building with a footprint of approximately 1,288 sq. ft. serves as the primary structure. <u>Parking</u> 24 parking spaces currently exist in front and east of the building. <u>Access</u> The subject property has one curb cut on 159th Street. The existing parking lot offers a single two-way traffic aisle running to the rear of the property. <u>Landscaping</u> The existing parking lot does not have any landscaping only a green space provided south of the building along the frontage. The parking lot does not include any landscape islands and no landscaping is providing along the north,

	west, and east property lines. <u>Lighting</u> The existing parking lot has no light poles.
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IV. CONTEXT

Surrounding Zoning & Uses	<u>North:</u> R2 – Single Family Residence District (detention pond) <u>South:</u> unincorporated (Forest Preserve District of Cook County) <u>West:</u> C2 – General Service Commercial District (Doug’s Dogs) <u>East:</u> C2 – General Service Commercial District (Oliver’s)
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Exhibit 1: Aerial



Exhibit 2: Current Zoning

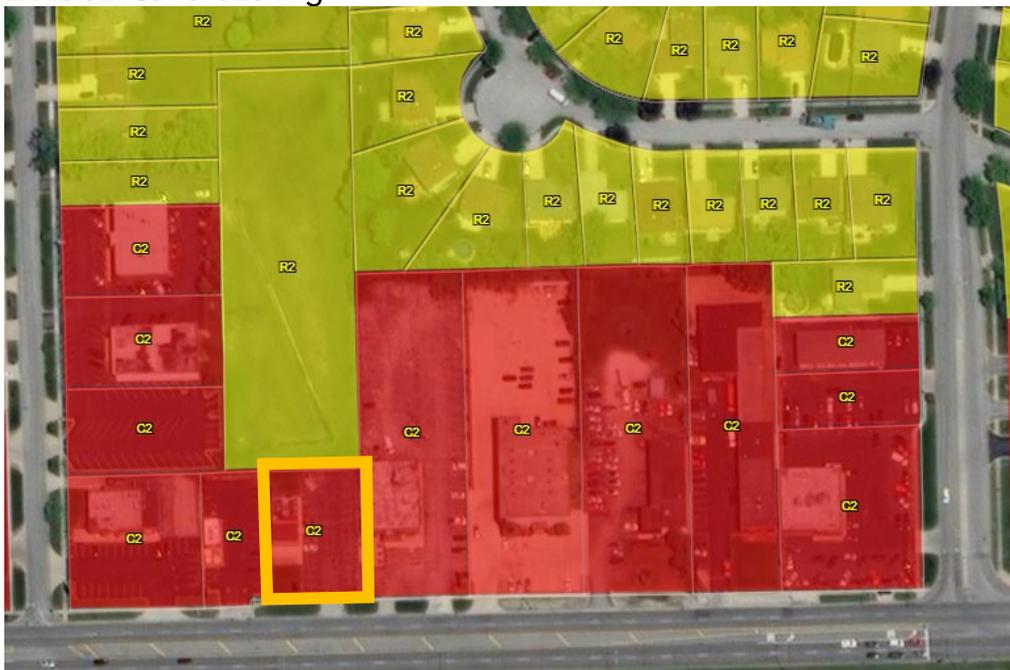


Exhibit 3: Future Land Use



V. PROPOSAL

Proposed Use	Dental Office
Proposed Site Improvements	<p><u>Parking</u>                  Twenty-five (25) parking spaces were approved previously and due to site plan tweak for a transformer and relocation of the dumpster enclosure only 24 are proposed. This amount is the same as existing to the site. This parking is already adequate for the development.</p> <p><u>Landscaping</u>                  The proposed landscaping as shown on the Site Plan is sufficient.</p> <p><u>Elevations (Refer to Attachments 2, 3, and 4 for color and details.)</u>  <u>Primary Material</u>                  The applicant proposes to use a harde board cement siding with a stone veneer. This stone veneer will provide a separation between materials and the ground.</p> <p><u>Accent Materials</u>                  The stone will be utilized for both the monument sign and the dumpster enclosure. will also be used for the building’s remaining material. Blue awnings will also be affixed above the windows and doors. For the roofline trim, a cast stone with a metal coping will be used in blue.</p> <p><u>Lighting</u>                  Decorative sconce lighting and downcast site lighting is proposed around the building.</p>

**VI. ANALYSIS & STANDARDS**

**Subparagraph 11-503 (D)(2)(g)(ii) Approval Based on Substantial Conformity**

If the Planning and Zoning Commission finds substantial conformity between the Final Plan and the approved Development Concept Plan and further finds the Final Plan to be in all other respects complete and in compliance with any and all conditions imposed by approval of the Development Concept Plan and with the provisions of this Code and all other applicable federal, state and City codes, ordinances and regulations, it shall transmit the plan to the City Council with its recommendation, in the form specified in Subsection 11-104 B of this Article, that the Board approve the Final Plan, with or without modifications and conditions to be accepted by the applicant as a condition of approval.

Staff finds the request for a final amendment of the planned development application to be in substantial conformance with the development concept plan as approved by Ordinance 2021-06-08500 and sequentially finalized through Ordinance 2021-08-08570.

**VII. PZC MOTION**

PZC Resolution 22-07 states that this Commission recommends approval of the Final PUD request.

**CITY OF OAK FOREST  
PLANNING AND ZONING COMMISSION**

**PZC RESOLUTION NO. 22-07**

**WHEREAS**, Oak Forest Family Dental, Carly Paragas (“*Applicant*”) filed an application for a final planned development in the C2 – General Service Commercial District; and such other and further zoning relief as may be required (“*Zoning Relief*”); and

**WHEREAS**, the Applicant’s requested Zoning Relief is for the property commonly known as 6154 W. 159<sup>th</sup> Street (“*Property*”).

**WHEREAS**, a meeting agenda was duly posted on the City’s website on February 11, 2022 and a public meeting was convened before the Planning and Zoning Commission (“PZC”) on February 16, 2022; and

**WHEREAS**, the PZC has considered all of the evidence presented to it, including without limitation, those Plans attached and incorporated in to this resolution by this reference as ***Exhibit A***;

**NOW THEREFORE, BE IT RESOLVED** by the PZC of the City of Oak Forest, Cook County, based on the foregoing recitals which are hereby incorporated by reference, that:

Section 1.      FINDINGS.

Based on the evidence presented at the public hearing, and the Plans attached hereto as ***Exhibit A***, the PZC hereby finds that the Applicant’s request is in substantial conformance with the Planned Development Concept as approved by Ordinance 2021-06-08500 for the requested Final Planned Development as required by Section 11-503 of the Oak Forest Zoning Ordinance.

Section 2.      RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends approval of the Applicant’s requested Zoning Relief, with the conditions herein in Section 3.

Section 3.      CONDITIONS

- A. No Authorization of Work. The Resolution recommending approval to the Oak Forest City Council of the Zoning Relief (“***Resolution***”) does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Resolution precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
- C. Compliance with Plans. The development, maintenance and operation of the Property will be in substantial compliance with those documents and plans, attached hereto as **Exhibit A**.
- D. Limitation of Approval. The planned development concept plan as documented in the Site Plan shown in **Exhibit A**, is limited to the Property.

ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 20\_\_

AYES: (\_\_\_)

NAYS: (\_\_\_)

ABSENT: (\_\_\_)

ABSTAIN: (\_\_\_)

\_\_\_\_\_, Chairman  
Oak Forest Planning & Zoning Commission

**EXHIBIT A**  
Plans

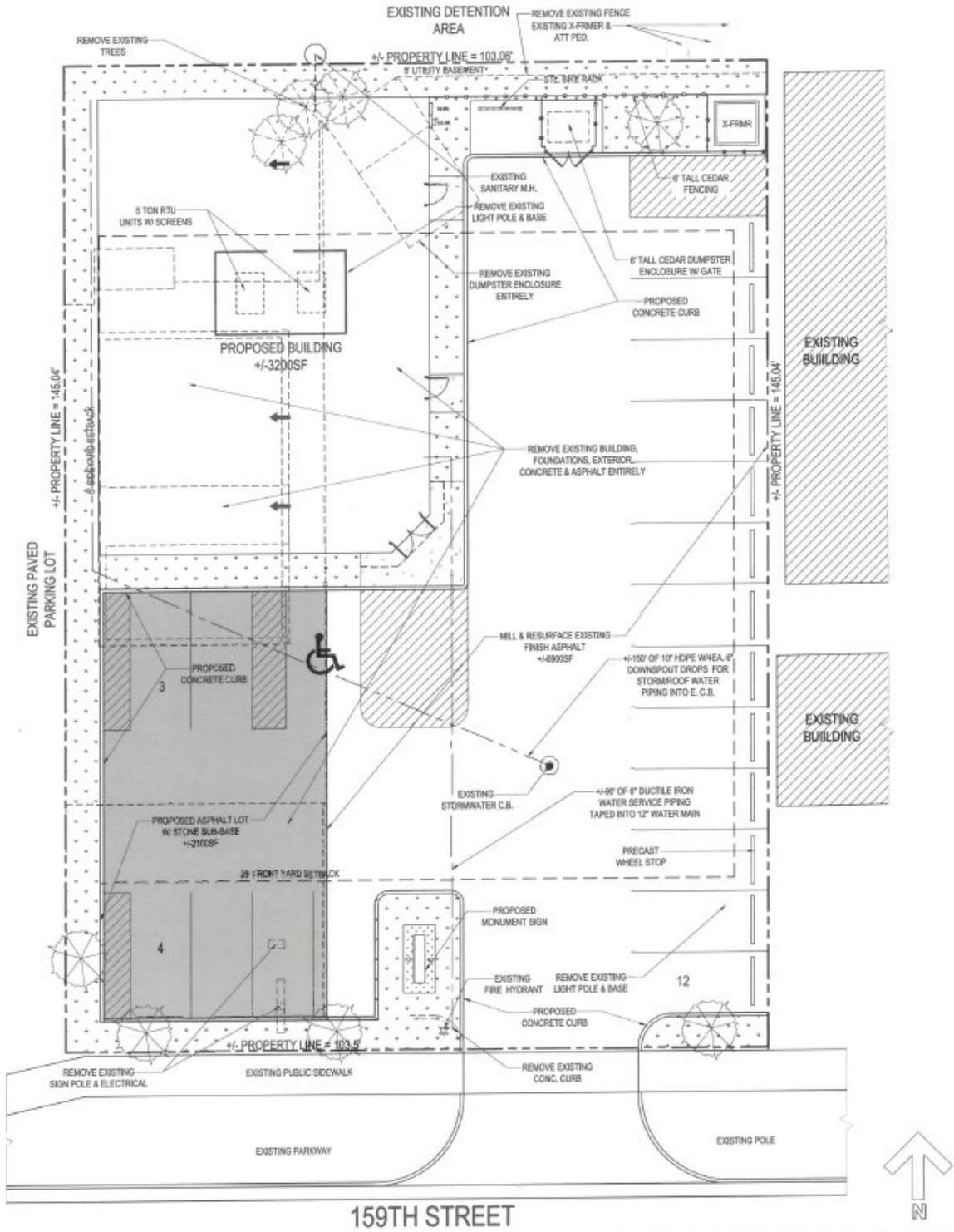


*Rendering, South-East View*



*Rendering, North-East View*

# EXHIBIT A Plans con't



Site Plan

**CITY OF OAK FOREST**

**PLANNING / ZONING COMMISSION MEETING MINUTES**

**Wednesday, February 2, 2022**

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The Planning & Zoning Commission meeting was called to order at 7:03 p.m. with Roll Call.

**PRESENT:** Commissioner Mike Forbes  
Commissioner Dave Kerr  
Commissioner Wayne Schroeder  
Commissioner Michael Ziak  
Chairman Jim Stuewe  
Director Ed Cage  
Staff Member Paul Ruane

**ABSENT:** Commissioner Ken Keeler  
Commissioner Sal Mosqueda  
Commissioner Chuck Wolf

1. ZC# 22-006 Hall and Banquet Room/Banquet Halls with Catering Staff – Moratorium:  
**PUBLIC HEARING** – The City staff requests a moratorium to be placed on the principal use of Hall and Banquet Room/Banquet Halls with Catering Staff NAICS 722320 & 531120 for a period of time up to, but no more than six (6) months, and such other and further zoning relief as may be required.

Mr. Ruane offered the overview that there have been offers in the past, and recently one for an event space in an in-line shopping center. The Police Dept. and Fire Dept. have expressed concerns about other municipalities and issues they have with these uses. Staff wants to take time and craft specific language to make sure they are being safe with the way they are approving these, if they do approve these, as based upon the recommendations of Staff, elected officials, and the Commission. This will allow six months research this and come back with amendments to the zoning code on these types of allowances. Included in the packet was a handout from legal giving ideas and potential stipulations to the code. Mr. Stuewe asked if these places are going to be in shopping malls, and Mr. Ruane explained it is the recategorization of both banquet facilities such as Gaelic Park, as well as the places inside shopping centers and stand-alone. We're trying to make sure we are clearly different from one to the other in differentiating the two from event spaces to banquet hall facilities. Mr. Schroeder asked if these were existing facilities or looking in the future, that may be coming up. Mr. Ruane said he was right with the latter; this is things we have been getting with someone recently inquiring. In the process of getting parts of an application, we put through this moratorium in order for us to get a better understanding of how we want to regulate them. We do not have any existing event spaces per se, but we do have places that allow for events inside of their facilities like Agave with their separate room. We didn't categorize them as a banquet space because it's more of a private dining area if you separate it off for a party. Whereas talking about a stand-alone event space that has people rent these facilities and host any number of celebrations. Mr. Schroeder pointed out Mr. Ruane

mentioning Gaelic Park and asked if it would fit in the category. Mr. Ruane explained that would be what they're trying to fit into the banquet halls category and separate the event spaces. Mr. Ziak asked if something similar to this had been done a few years ago, and Mr. Ruane said he would have to look into that, as he didn't see anything in the past as far as that.

Mr. Forbes made the motion.

Mr. Kerr seconded.

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

The motion to approve PZC Resolution 22-006 carried 5-0-0 with 3 absent. This item will be going before the City Council February 8, 2022, and the moratorium will start with their approval.

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2. ZC# 22-003 Kensington Aldi Plat of Subdivision : **PUBLIC HEARING** – The applicant requests consideration of a plat of resubdivision that will subdivide five lots and right-of-way into three lots and create the Kensington Subdivision and variation requests for setbacks and such other and further zoning relief as may be required in the C2 – General Service Commercial District and I1 – Industrial District at 4250 W. 167<sup>th</sup> Street, 4201 W. 166<sup>th</sup> Street, and 4207 W. 166<sup>th</sup> Street petitioner Kensington Development Group.

Mr. Ruane presented a Power Point showing with approval the existing five lots and right-of-ways would be subdivided into three lots, which will provide separation of uses, with one being One Step Printing parking lot, Aldi being lot two being the majority of the site, and the third one being the One Step Printing building. Included in that would be three set-back variations being requested; the first being from Aldi and One Step Printing for a rear and side yard. The City is trying to acquire Lots 4 from a private owner and 5 from Cook County, including a right-of-way. The only condition Staff has proposed on this is to execute and record an access easement with the industrial building and its dedicated parking. The easement will be reviewed by the City Attorney for final approval.

Mr. Ruane stated he would like to go through all four items and have questions asked at the end, with a roll call on each item after. The Commission was fine with that plan.

Mr. Ziak made the motion.

Mr. Forbes seconded.

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

Motion to approve PZC Resolution 22-003 carried 5-0-0 with 3 absent. This item will be going before the City Council February 8, 2022.

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3. ZC# 22-004 Aldi – Zoning and Future Land Use Map Amendment: PUBLIC HEARING – The applicant requests review and recommendation of approval of a zoning map amendment from R1 – Single Family District and C2 – General Service Commercial District to I1 – Industrial District and such other and further zoning relief as may be required.

Mr. Ruane continued his Power Point with visuals of the area in question, the reorganization, current future land map, and the potential changes. The rezoning is not much of a change other than catering to the subdivision. The future land use is a little different; nonetheless, it is going to be consistent with what is being proposed.

Mr. Forbes made the motion.

Mr. Schroeder seconded.

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

Motion to approve PZC Resolution 22-004 carried 5-0-0 with 3 absent. This item will be going before the City Council February 8, 2022.

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4. ZC# 22-005 Aldi – Sign Height Variation: PUBLIC HEARING – The applicant requests review and recommendation of approval of a variation request to allow a sign beyond the height

allowance of a monument sign permit and such other and further zoning relief as may be required in the C2 – General Service Commercial District at 4250 W. 167<sup>th</sup> Street.

Mr. Ruane presented images of the proposed sign. The proposed height is 20'; sign code currently allows up to 10'. Looking at the neighborhood and character of the area where it is currently located, the nature of the area is trying to attract those people coming off the expressway. Mr. Stuewe mentioned he thought it was to be a monument sign, and Mr. Ruane explained it is.

Mr. Forbes made the motion.

Mr. Schroeder seconded.

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

Motion to approve PZC Resolution 22-005 carried 5-0-0 with 3 absent. This item will be going before the City Council February 8, 2022.

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5. ZC# 22-002 Aldi – Design Review: PUBLIC MEETING – The applicant requests review and approval of a Major Design Review Permit at 4250 W. 167<sup>th</sup> Street in the C2 – General Service Commercial District in accordance with Section 11-505 of the Zoning Ordinance for a new Aldi building.

Mr. Ruane’s Power Point covered elevations and proposed materials,

Mr. Ziak made the motion.

Mr. Forbes seconded.

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

Motion to approve PZC Resolution 22-002 carried 5-0-0 with 3 absent.

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Mr. Forbes complimented Mr. Ruane on his presentation, and having answered any question he had.

Mr. Schroeder asked for the approximate size of the building to see how it fits on that site. Mr. Dan Rea, of Kensington Development Partners, was sworn in and answered the building is 20,687 sq. ft. which is slightly larger than the previous prototype. Mr. Schroeder asked if it was larger than the former Aldi on Cicero Avenue, and Mr. Rea explained they have grown over the years, the proposed Aldi for this location is a little larger than what they've been doing over the past few years. Mr. Ruane asked if it is similar to the size of the one in Crestwood. Mr. Rea did not know their exact square footage, but said this is larger than the prototype released 18 months ago.

Mr. Stuewe thought there was supposed to be landscaping around the signs, and Mr. Ruane said there is, the landscaping plan was included in the packet.

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Chairman Stuewe requested a motion to approve the meeting minutes from January 5, 2022.

Mr. Kerr motioned

Mr. Forbes seconded

Motion to approve the minutes of January 5, 2022, carried 5-0-0 with 3 absent.

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Staff Member Ruane informed the Committee of potential items for review in upcoming meetings.

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Chairman Stuewe requested to adjourn the meeting.

Mr. Ziak made the motion to adjourn.

Mr. Kerr seconded.

All present said aye.

Meeting Adjourned at 7:33 p.m.

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CHAIRMAN JAMES STUEWE