

Call to Order

Pledge of Allegiance

Roll Call

New Business

1. ZC #26-06 – Tobacco Lounge – Text Amendment: PUBLIC HEARING – The applicant requests review and consideration to update the following provisions of the City of Oak Forest Zoning Code: Appendix A: Zoning Table of Uses and such other and further zoning relief that may be required to allow for tobacco lounges.
2. Preliminary Discussion on a Garage Size and Height Variation Request at 15537 Lamon Avenue PUBLIC MEETING
3. Discussion for an Update to the Subdivision Code to Allow Minor Subdivisions Through Administrative Approval PUBLIC MEETING

Approval of Minutes

1. February 18th 2026

Citizen Participation

Adjournment



Title: Text Amendment

Case Number: ZC #26-06

Request: TEXT AMENDMENT
The applicant requests review and consideration to update the following provisions of the City of Oak Forest Zoning Code: Appendix A: Zoning Table of Uses and such other and further zoning relief that may be required to allow for tobacco lounges.

Application Information:

Applicant: City of Oak Forest

Meeting Date: March 4th, 2026

Notice Published: February 16, 2026
Daily Southtown

Staff: Hunter Heyman, Community Planner

I. REQUEST

The applicant requests review and consideration to update the following provisions of the City of Oak Forest Zoning Code: Appendix A: Zoning Table of Uses and such other and further zoning relief that may be required to allow for Tobacco Lounges.

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

II. ZONING TEXT AMENDMENT

See Exhibit B in the Accompanying Resolution 26-06.

III. ANALYSIS

Due to recent interest in tobacco lounges in Oak Forest staff looked at our current use table and how the city treats tobacco lounges. Currently tobacco lounges are not listed in the use table. However, tobacco stores are permitted in all non-residential districts. During multiple meetings with the Planning and Zoning Commission the feedback was for staff to write a text amendment to all for tobacco lounges in location where tobacco stores are currently permitted.

Tobacco lounges are also governed by the Smoke Free IL state law which preempts local laws. This requires that the tobacco lounge sell tobacco products and is in a standalone structure. Additional building code requirements around ventilation and airflow would also apply for a tobacco lounge.

CONCLUSION

STANDARDS FOR TEXT AMENDMENT	
<i>Code Consistency.</i>	<i>The consistency of the proposed amendment with the purposes of this code.</i> Met. The text amendment would be consistent with the general Zoning Code.
<i>Community Need.</i>	<i>The community need for the proposed amendment and for the uses and development it would allow.</i> Met. The text amendment ensures that Oak Forest residents can have access to tobacco lounges within the city.
TOTAL MET: 2 of 2 standards	

IV. PZC MOTION

Motion to affirm PZC Resolution 26-06 recommending approval of a text amendment to update Appendix A: Zoning Table of Uses and such other and further zoning relief that may be required to allow for tobacco lounges.

CITY OF OAK FOREST

PZC RESOLUTION NO. 26-06

A RESOLUTION APPROVING A TEXT AMENDMENT TO UPDATE THE FOLLOWING PROVISIONS OF THE CITY OF OAK FOREST ZONING CODE: APPENDIX A: ZONING TABLE OF USES AND SUCH OTHER AND FURTHER ZONING RELIEF THAT MAY BE REQUIRED TO ALLOW FOR TOBACCO LOUNGES.

(Tobacco Lounges Text Amendment – ZC# 26-06)

Passed by the Planning and Zoning Commission, March 4th, 2026

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 26-06

BE IT RESOLVED by the Planning and Zoning Commission of the City of Oak Forest, Cook County, Illinois, THAT:

A RESOLUTION APPROVING A TEXT AMENDMENT TO UPDATE THE FOLLOWING PROVISIONS OF THE CITY OF OAK FOREST ZONING CODE: APPENDIX A: ZONING TABLE OF USES AND SUCH OTHER AND FURTHER ZONING RELIEF THAT MAY BE REQUIRED TO ALLOW FOR TOBACCO LOUNGES.

(Tobacco Lounges Text Amendment – ZC# 26-06)

shall be, and is hereby, adopted as follows:

WHEREAS, City of Oak Forest (“Applicant”) filed an application for text amendments to City of Oak Forest Zoning Code: Appendix A: Zoning Table of Uses.

WHEREAS, the Applicant’s proposed amendments are fully set forth in **Exhibit B**, which is attached and by this reference incorporated in to this resolution; and

WHEREAS, a public notice was duly published in the Daily Southtown on February 4th, 2026 and a public hearing was convened before the Planning and Zoning Commission (“PZC”) on March 4th, 2026; and

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

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission 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, the PZC hereby finds that the public good demands or requires the Applicant’s proposed amendments set forth in **Exhibit B**.

Section 2. **RECOMMENDATION.**

Based on the findings of fact set forth in **Exhibit A** of this resolution, the PZC hereby recommends the adoption of the Applicant’s proposed amendments set forth in **Exhibit B**.

ADOPTED

This 4th Day of March, 2026

APPROVED By Chairman

This 4th Day of March, 2026

MIKE ZIAK, CHAIRMAN

Commissioners	Aye	Nay	Abstain	Absent
Rick Larson				
Jeffery Ater				
Bryan LaRoche				
Robert McGrath				
Mike Forbes				
Glen Runge				
Donald Guisinger				
Mike Ziak				

EXHIBIT A
Findings of Fact

STANDARDS FOR TEXT AMENDMENT	
<i>Code Consistency.</i>	<i>The consistency of the proposed amendment with the purposes of this code.</i> Met. The text amendment would be consistent with the general Zoning Code.
<i>Community Need.</i>	<i>The community need for the proposed amendment and for the uses and development it would allow.</i> Met. The text amendment ensures that Oak Forest residents can have access to tobacco lounges within the city.
TOTAL MET: 2 of 2 standards	

EXHIBIT B
Redlined Text Amendment

City of Oak Forest – Zoning Code Appendix A: Zoning Table of Uses¹ For further explanation of uses visit: www.census.gov/eos/www/naics/	C = Commercial Districts	LEGEND	
	GRD = Gateway Redevelopment District		
	I = Industrial District	S	Special Use Permit
	OS = Open Space		
	IB = Institutional Buildings	P	Permitted
	R = Residential Districts		

USES	NAICS Code	C1	C2	C3	GRD	I1	OS	IB	R1	R2	R3	R4	R5	R6
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Accommodations

Hotels	721110	P	P	P	S	P								
Hotel, Extended Stay	-	P	P	P	S	P								
Motel	721110	P	P	P	S	P								
Motel, Extended Stay	-	P	P	P	S	P								

Arts, Entertainment and Recreation

Agents and Managers for Artists, Athletes, Entertainers, and other Public Figures	711410	P	P	P	P	P								
Boarding Horses	115210						S							
Bowling Centers	71395	P	P	P	P	P								
Fitness and Recreational Sports Centers	713940	P	P	P	P	P	P							
Golf Courses and Country Clubs	713910						P							
Golf Courses, Miniature	713990	P	P	P	P	P	P							
Horseback Riding Recreational	713990						S							
All Other Indoor Amusement & Recreation Industries (Indoor)	713990	P	P	P	P	P								
Archery or Shooting Range	713990	S	S	S	S	S	S							
Horseshow Organizers with Facilities	711310						S							
Promoters of Performing Arts, Sports, and similar events without facilities	711320	P	P	P	P	P								
Training Horses	115210						S							
Video Game Arcades (excluding gambling)	713120	P	P	P	P	P	S							

Educational Services

Business and Computer Management Training	6114	P	P	P	P	P		P	S	S	S	S	S	S
Technical and Trade Schools	6115	P	P	P	P	P		P	S	S	S	S	S	S
Other Schools and Instruction	6116	P	P	P	P	P		P	S	S	S	S	S	S
Colleges, Universities, and Professional Schools	6113	S	S	S	S	S		P	S	S	S	S	S	S
Educational Support Services	611710	P	P	P	P	P		P	S	S	S	S	S	S
Elementary and Secondary Schools	6111	S	S	S	S	S		P	S	S	S	S	S	S
Junior Colleges	6112	S	S	S	S	S		P	S	S	S	S	S	S

Finance and Insurance

Check Cashing Services	522390	P	P	P	P	P								
Commercial Banking, Savings Institutions, and Credit Unions	5221	P	P	P	P	P								

USES	NAICS Code	C1	C2	C3	GRD	I1	OS	IB	R1	R2	R3	R4	R5	R6
General Merchandise Stores (excluding Home and Auto Supply Stores (452990))	452	P	P	P	P	P								
Hardware Stores	444130	P	P	P	P	P								
Home Improvement Centers	44411	P	P	P	P	P								
Adult-Use Cannabis Dispensary ⁵	453998	P	P	P	P	P								
Office Supplies, Stationary, and Gift Stores	4532	P	P	P	P	P								
Optical Goods Stores	44613	P	P	P	P	P								
Other Building Material Dealers	444190	S	P	P	P	P								
Paint and Wallpaper Stores	44412	P	P	P	P	P								
Pet and Pet Supplies Stores	45391	P	P	P	P	P								
Pharmacies and Drug Stores	4461	P	P	P	P	P								
Recreational Vehicle Dealers	441210		S	S		S								
Sexually Oriented Businesses ¹⁰	3256					S								
Sporting Goods, Hobby, Book, and Music Stores (excluding Gun Shops and Gunsmith Shops retailing guns (451110), and the retail sale of firearms and ammunition)	451	P	P	P	P	P								
Gun Shops & Gunsmith Shops ¹	451110	S	S	S	S	S								
Tobacco Stores and Lounges ⁶	453991	P	P	P	P	P		S ¹⁴						
Used Merchandise Stores	453	P	P	P	P	P								
Residential														
Mobile Home Parks	-	Subject to the provisions set forth in Chapter 158.												
Senior Citizen Housing ¹²	-	P	P	P	P	P			S	S	S	S	P	P
Multi-Family Dwellings (including townhomes) ¹²	-	P	P	P	P	P			S	S	S	S	P	P
Two-family Dwellings ¹²		P	P	P ¹³	P	P			P	P	P	P	P	P
Community Residences ^{3 12}		P	P	P ¹³	P	P			P	P	P	P	P	P
Single-Family Dwellings ¹²	-	P	P	P ¹³	P	P			P	P	P	P	P	P
Transportation and Warehousing														
Cannabis Transporter						P								
General Warehousing and Storage	49311					P								
Lessors of Miniwarehouses & Self Storage Units	531130	S	S	S		P								
Motor Vehicle Towing, when accessory to an automotive repair and maintenance facility	48841	S	S	S		P								
Packing and Crating	488991					P								
Postal Services	491	P	P	P	P	P		P	S	S	S	S	S	S
Refrigerated Warehousing and Storage (excluding farm product warehousing and storage)	49312					P								
Health Care and Social Assistance														
Support Group Service Centers	624190					S								
Wholesale Trade														
Wholesale Trade - Durable Goods (not including ammunition, firearms, guns (423910, 423990), or fireworks (423920))	423					P								

USES	NAICS Code	C1	C2	C3	GRD	I1	OS	IB	R1	R2	R3	R4	R5	R6
Wholesale Trade - Nondurable Goods (not including farm product raw materials (44420), or petroleum and petroleum products (425120, 424720))	424					P								

¹ Notwithstanding anything to the contrary in this Appendix A, any property that is (1) located in I1 Industrial District and (2) has frontage along either Harlem Avenue or 167th Street may be used in accordance with the use and bulk regulations set forth in Appendix B (C3).

² All Gun shops must be ancillary to “NAICS 713990 Archery or Shooting Range” or “NAICS 451 – Sporting Goods Retail”

³ Community Residence are subject to the provisions set forth in Section 8-203.

⁴ All subject uses shall not be located within 3,000 feet of any other subject use and shall not be located within 250 feet of any residential district parcel line, which shall be measured in a straight line from the nearest exterior wall of the existing subject use establishment to the proposed establishment or district line.

⁵ The number of Adult-Use Cannabis Dispensaries within the City of Oak Forest’s corporate boundaries shall not exceed 5 locations

⁶ Any person entering NAICS 453991 Tobacco Stores must be 21 and older unless accompanied by an adult 21 or older.

⁷ Automobile Dealerships both new and used are subject to the provisions set forth in Section 8-202. Industrial uses are exempt from these provisions.

⁸ Nursing Homes are subject to the provisions set forth in Section 8-205.

⁹ Child Day Care Service are subject to the provisions set forth in Section 8-204.

¹⁰ Sexually Oriented Uses are subject to the provisions set forth in Section 8-301.

¹¹ Outdoor Patios are subject to the provisions set forth in Section 8-207

¹² A minimum of 80% of the building's ground floor frontage on a major arterial street and/or state highway must be non-residential space in non-residential districts. If not, a special use permit is required.

¹³ Single and two-family Detached Dwelling Units are permitted subject to the provisions in Section 5-108(B)

¹⁴ Use is required to be an accessory to a principle use and is subject to the provisions in Section 8-101

¹⁵ Outdoor storage is subject to the provisions set forth in Section 8-107



ALL GOOD THINGS CLOSE TO HOME

PLANNING & ZONING COMMISSION MEMO

DATE: March 4, 2026
TO: Planning and Zoning Commission
FROM: Paul Ruane, Assistant Director of Community and Economic Development
Hunter Heyman, Community Planner
SUBJECT: Preliminary Discussion on a Garage Size and Height Variation at 15537 Lamon Avenue

Background

The subject property is approximately 15,000 square feet in size. The applicant currently has an existing detached garage measuring 16 feet by 34 feet (544 square feet). The proposal is to construct an addition measuring 16 feet by 30 feet (480 square feet) with a proposed height of 18 feet. If approved as proposed, the total garage size would be 1,024 square feet.

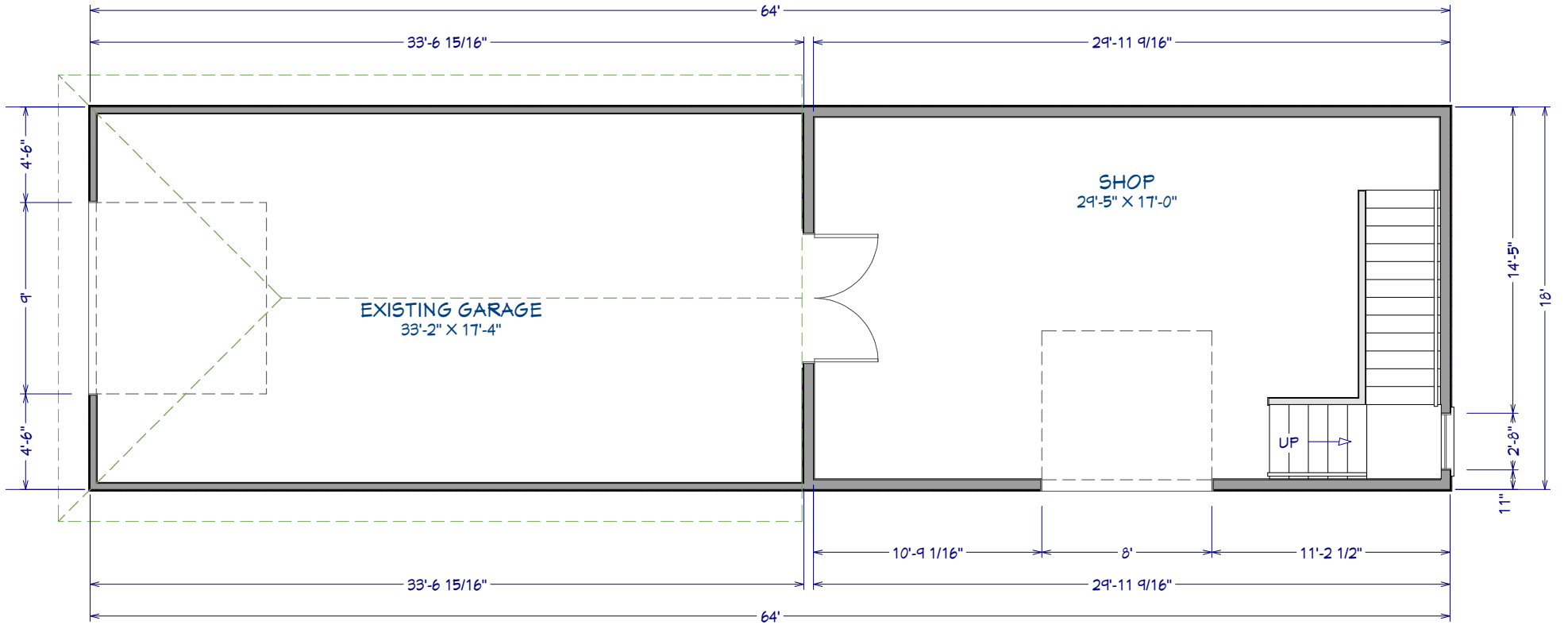
Lots between 10,000 square feet and 21,779 square feet are permitted a maximum garage size of 800 square feet. The maximum permitted height for a detached garage is 15 feet.

The proposed addition would:

- Increase the total garage size to 1,024 square feet (224 square feet over the permitted maximum).
- Exceed the maximum height requirement by 3 feet (18 feet proposed vs. 15 feet permitted).

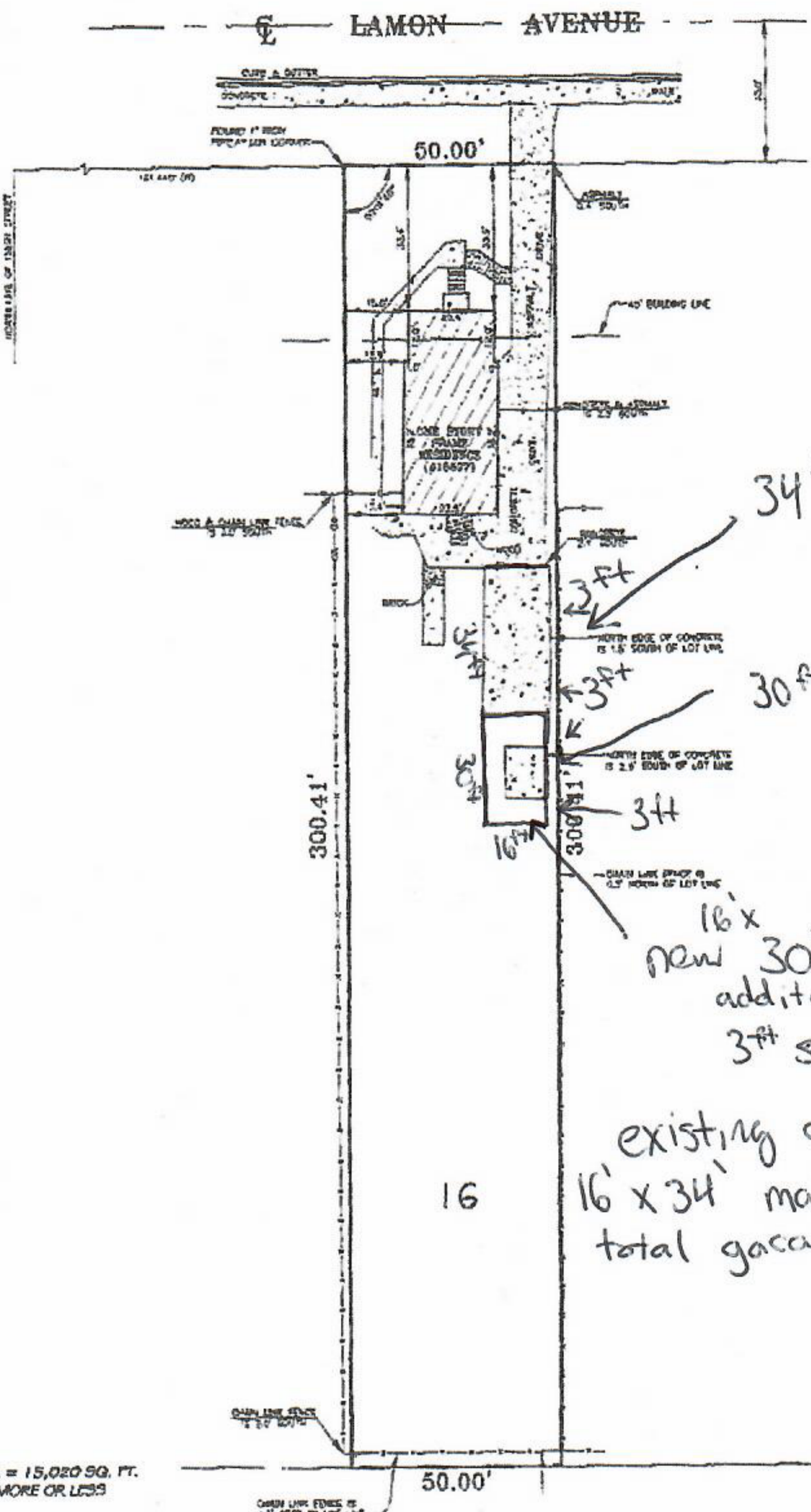
This memorandum is intended to initiate discussion regarding the appropriateness of the requested variations prior to formal application and public hearing. Should the applicant proceed, staff would evaluate the request against the standards for variations as outlined in the Zoning Ordinance, including potential impacts on adjacent properties, neighborhood character, and consistency with the intent of the Code.

Staff seeks direction from the Commission regarding any concerns or considerations the applicant should address prior to submitting a formal variation request



PLAT OF SURVEY

OF
 LOT 16 IN BLOCK 48 IN A.T. MCHTOSH AND COMPANY'S GIBBS AVENUE SUBDIVISION IN THE WEST HALF OF SECTION 16, AND EAST
 HALF OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



34 ft
 existing
 concrete
 (has since been
 removed)
 30 ft
 3 ft
 3 ft
 3 ft
 16' x
 new 30'
 addition to garage
 3 ft south of north lot
 line
 existing garage is
 16' x 34' making new
 total garage 16' x 64'

LEGEND
 B/M - benchmark / monument
 L - lot length
 W - width
 ON - on
 AREA = 15,020 SQ. FT.
 MORE OR LESS

PREPARED FOR: FRANK R. HORN, LANDLORD AT LAW
 AND ADDRESS: 1201 LAMON AVE., COOK COUNTY, IL
 SELLER/PURCHASER: NEKOLA SURVEY, INC.
 JOB NO.: 08-02-0001

NEKOLA SURVEY, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. DEWITT RD., STE. 308
 O'LEWISVILLE, ILLINOIS 60450
 (630) 258-1359, FAX (630) 858-1450 FAX

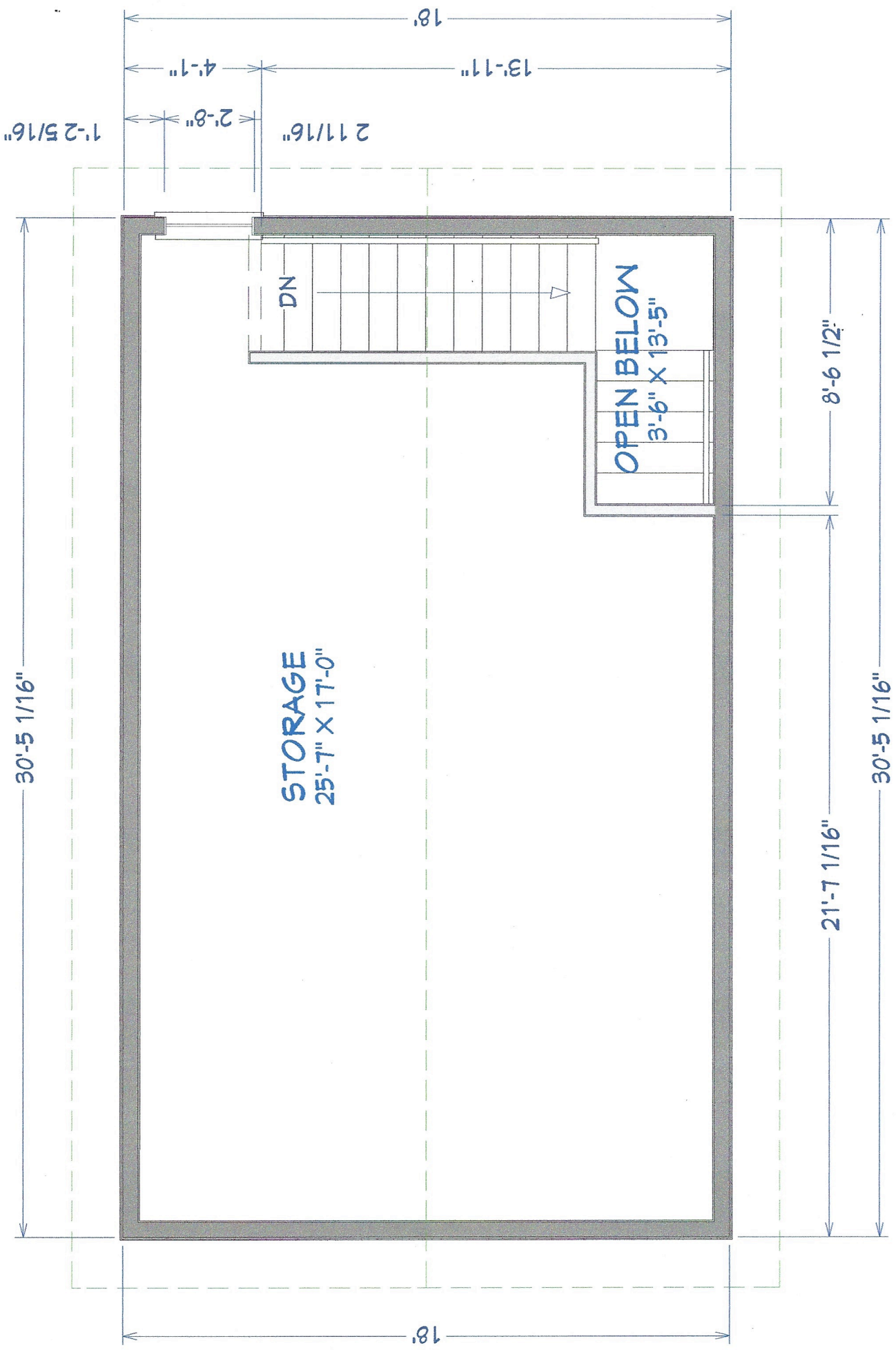


FIELD WORK COMPLETED ON THE 22ND DAY OF JULY, 2008.
 (STATE OF ILLINOIS COUNTY OF WILL) SE
 NEKOLA SURVEY, INC. DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE
 FIELD WORK AND RECORDS, AND THAT THE PROFESSIONAL SURVEY
 CONFORMS TO THE CURRENT ILLINOIS SURVEYING PRACTICES FOR A
 SURVEYING SURVEY.
 DATED THE 22ND DAY OF JULY, 2008.

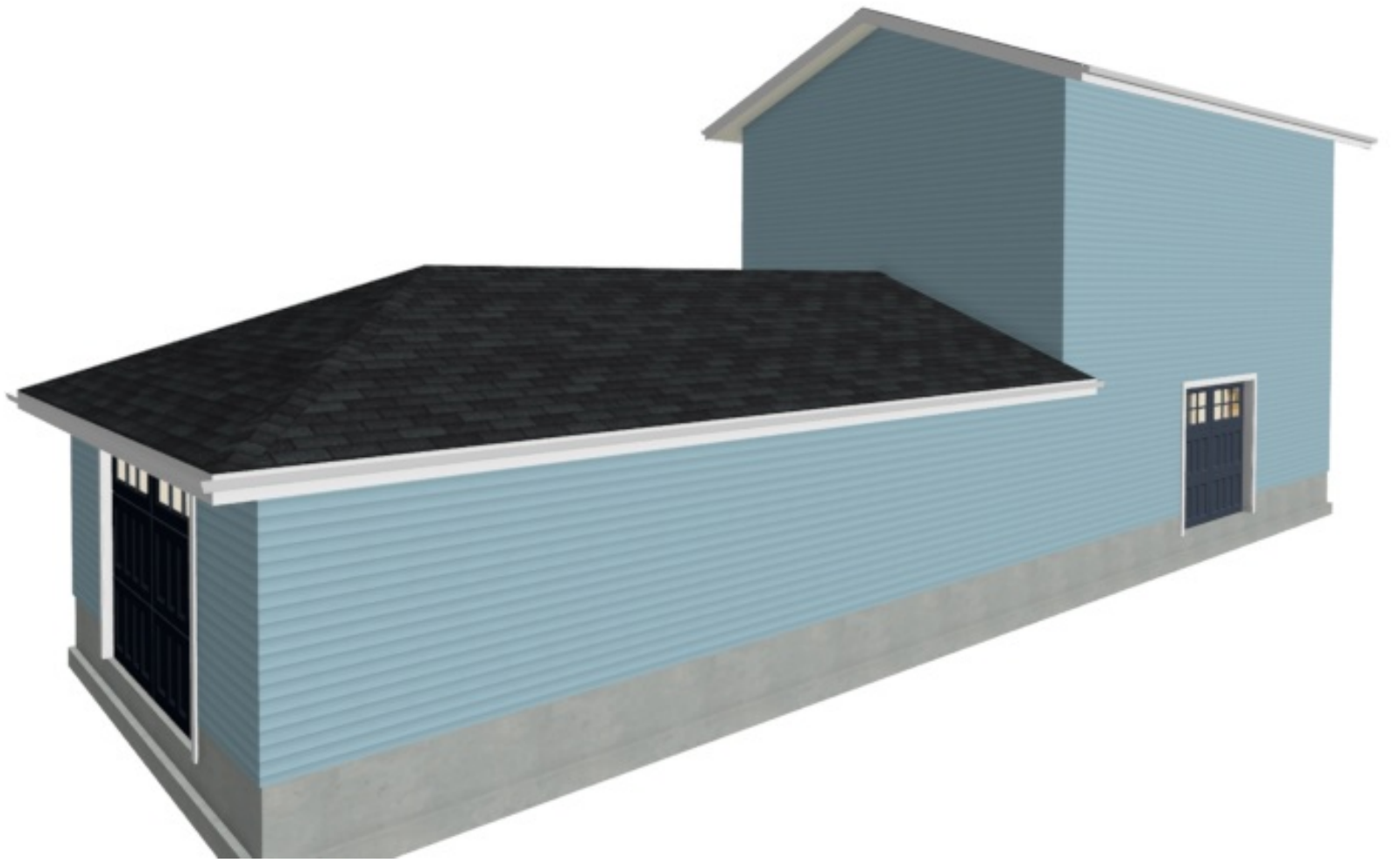
 LICENSE NUMBER: 0476
 LICENSE EXPIRES: 31 NOVEMBER 2008

1" = 20' INDICATES THE HORIZONTAL SCALE. THIS SURVEY IS A NON-MONUMENTED SURVEY.
 NO ATTEMPTS WERE MADE TO LOCATE THE 1941 PLAT. ALL POINTS MONUMENTED BY OR FOR THIS
 SURVEY SHOULD BE ESTABLISHED BY CONFORMANCE WITH ALL CONSTRUCTION, SURVEYING, RECORDING,
 ZONING, EASEMENTS AND OTHER APPLICABLE ORDINANCES AND TO THE MAXIMUM EXTENT POSSIBLE, THIS
 SURVEY SHALL CONFORM WITH ALL LOCAL, STATE AND FEDERAL ORDINANCES.









CITY OF OAK FOREST
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, February 18, 2026

The Planning & Zoning Commission meeting was called to order at 7:02 p.m. by Chairman Ziak.

Pledge of allegiance.

PRESENT: Chairman Ziak
Commissioner Forbes
Commissioner Guisinger
Commissioner Larson
Commissioner McGrath
Commissioner Runge
Staff Member Paul Ruane
Staff Member Hunter Heyman

ABSENT: Commissioner Ater
Commissioner Bittner
Commissioner LaRoche

1. ZC #26-04 – Cicero Avenue Rezoning – Text Amendment: PUBLIC HEARING – The applicant requests review and recommendation of approval of a text amendment to update the following provisions of the City of Oak Forest Zoning Code: Article VI Office District, Part II-F Senior Citizen Housing Regulations, Appendix A: Zoning Table of Uses, Appendix B: Table of Bulk, Space, and Setback Requirements and such other and further zoning relief that may be required to remove the Office District

Community Planner Hunter Heyman presented to the Planning and Zoning Commission The applicant is seeking to subdivide the existing vacant lot into two separate units to attract different tenants. The subdivision aims to enhance the leasing potential of the property, which is the former Food4Less site. The applicant anticipates leasing the 50,000 square feet to a large national fitness business.

Commissioner Larson asked what use will be going into the old Food4Less location.

Dan Hansen, the applicant, answered that he can't give out the brand based on their confidentiality agreement with the user, but the user will be a fitness use.

Chairman Ziak asked for a motion for approval.

Commissioner Guisinger made a motion to approve. Commissioner McGrath seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
			Commissioner Ater
			Commissioner Bittner
Commissioner Forbes			
Commissioner Guisinger			
		Commissioner Larson	
			Commissioner LaRoche
Commissioner McGrath			
Commissioner Runge			
Chairman Ziak			

Motion carried 5-0, 1 abstain, 3 absent. The motion was approved. This will go to City Council with a positive recommendation on February 24th.

2. Discussion for an Update to the Subdivision Code to Allow Minor Subdivisions Through Administrative Approval **PUBLIC MEETING**

Community Planner Hunter Heyman presented the discussion on allowing minor subdivisions to be approved administratively, rather than through the current lengthy process. The objective is to align with other municipalities and make development more business friendly. Lastly, he explained to determine on whether condominiums and subdivisions should have different processes as they are considered under the same application process.

Commissioner Forbes explained that there are many nuisances in the minor subdivisions and we have not done major subdivisions in some time. He is interested in condominium changes but is not in favor of changing the minor subdivision requirements. Chairman Ziak agreed with this statement.

This item doesn't require a vote as this is an inquiry on if we would like to make changes to the processes. We will look into changes to the condominium process but keep the minor subdivisions as is.

Chairman Ziak asked for a motion for approval of February 4, 2026 minutes. Commissioner McGrath made a motion to approve. Commissioner Guisinger seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
			Commissioner Ater
			Commissioner Bittner
Commissioner Forbes			
Commissioner Guisinger			
Commissioner Larson			
			Commissioner LaRoche
Commissioner McGrath			
Commissioner Runge			
Chairman Ziak			

Motion carried 6-0, 3 absent. The motion was approved.

Chairman Ziak asked for any Public Comments. Seeing none public comment was closed.

Chairman Ziak asked for a motion to adjourn. Commissioner McGrath made a motion, Commissioner Guisinger seconded.

All in attendance answered aye.

Meeting adjourned at 7:31 p.m.

Minutes prepared by Hunter Heyman, Community Planner.

CHAIRMAN ZIAK