

**CITY OF OAK FOREST**

**PLANNING / ZONING COMMISSION MEETING MINUTES**

**Wednesday, February 16, 2022**

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The Planning & Zoning Commission meeting was brought to order at 7:02 p.m. with Roll Call.

**PRESENT:** Commissioner Mike Forbes  
Commissioner Rick Larson  
Commissioner Wayne Schroeder  
Commissioner Chuck Wolf  
Commissioner Michael Ziak  
Chairman Jim Stuewe  
Director Ed Cage  
Staff Member Paul Ruane

**ABSENT:** Commissioner Ken Keeler  
Commissioner Dave Kerr  
Commissioner Sal Mosqueda

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 2021-06-08500 and 201-08-08570, which approved the concept and final planned development and a variation for a new dental office, on the property located at 6154 W. 159<sup>th</sup> Street in the C2 – General Service Commercial District.

Mr. Ruane provided the Commission with a hand out to cover his presentation. He informed the Commission that this pertains to Oak Forest Family Dental, which had received approvals in June 2021 and August 2021, After they had received approval from City Council, the owner ran into problems with their contractor. These changes are based on Oak Forest Family Dental hiring a new contractor, and making revisions to their previous plans. These changes include demolition of the entire building instead of three walls; removal of 2<sup>nd</sup> story residential, changing location of the dumpster enclosure, the loss of parking spaces, and addition of a bike rack.

Mr. Eric Peters of PBS Design Build, in Crete IL., explained that the new building will be in almost the same spot as the current building. Their monument sign will be 7'6". They should have their design plans completed in March; are looking to start pulling City permits in April; and still need their demolition permit from Cook County.

Mr. Wolf questioned the mechanical units on the building, and Mr. Peters explained they will be screened with hardy board siding. Mr. Ziak asked if there would be shared parking with Oliver's, and Mr. Peters explained there would not be, and the lot is to be graded, painted, and have wheel stops

installed. Mr. Wolf questioned the property losing landscaping. Mr. Ruane explained while some preexisting sod will be removed, there will be landscaping added in other spots.

Mr. Forbes made the motion.

Mr. Ziak seconded.

AYES	NAYS	ABSTAIN	ABSENT
<b>Mr. Forbes</b>			
			<b>Mr. Keeler</b>
			<b>Mr. Kerr</b>
<b>Mr. Larson</b>			
			<b>Mr. Mosqueda</b>
<b>Mr. Schroeder</b>			
<b>Mr. Wolf</b>			
<b>Mr. Ziak</b>			
<b>Chairman Stuewe</b>			

The motion to approve PZC Resolution 22-007 carried 6-0-0 with 3 absent. This item will be going before the City Council February 22, 2022.

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Chairman Stuewe requested a motion to approve the meeting minutes from February 2, 2022.

Mr. Ziak motioned

Mr. Schroeder seconded

Motion to approve the minutes of February 2, 2022, carried 4-0-2 with 3 absent.

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Director Cage informed the Committee potential items are coming, but no set dates for upcoming meetings.

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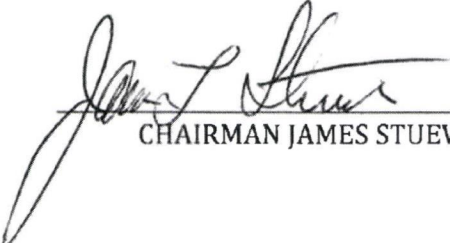
Chairman Stuewe requested to adjourn the meeting.

Mr. Forbes made the motion to adjourn.

Mr. Wolf seconded.

All present said aye.

Meeting Adjourned at 7:33 p.m.



CHAIRMAN JAMES STUEWE