

CITY OF OAK FOREST

Planning and Zoning Commission

Meeting Agenda

Wednesday, February 4, 2026 – 7:00 p.m.

Council Chambers, City Hall



15440 S. Central Avenue
Oak Forest, IL 60452
(708) 687-4050

Call to Order

Pledge of Allegiance

Roll Call

New Business

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
2. Discussion for the allowance of Hookah Lounges **PUBLIC MEETING**

Approval of Minutes

1. January 7th 2026
2. January 21st 2026

Citizen Participation

Adjournment



Title: Office District Removal - Text Amendment

Case Number: ZC #26-04

Request: TEXT AMENDMENT
The applicant requests review and consideration 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

Application Information:

Applicant: City of Oak Forest

Meeting Date: February 4th, 2026

Notice Published: January 5th, 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: Article IV 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

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 26-04.

III. ANALYSIS

The City's Comprehensive Plan, adopted in 2008, has long recommended the removal of the Office District and the replacement of that designation with commercial land use categories. Previous Zoning Cases 26-01 to 26-03 Rezoned all Office District Parcels, so that there are no parcels currently zoned office. This Text Amendment would remove the Office District in the zoning code and update the bulk and density standards to ensure existing buildings could be rebuilt and that the plan for a walkable downtown in Oak Forest can be built by right. The current redline version of the zoning code includes:

- Removal of Article VI Office District including removal of references to the Office District
- Removal of Part II F Senior Citizen Housing
 - With the removal of the office district the Oak Forest Horizon Senior building will fall into the commercial district. This caused staff to review the current senior citizen housing regulations. As a result, staff found the Senior Citizen Housing Zoning regulations do not focus on land-use or physical form as should be the case in the Zoning Code, instead they require special analysis of market demand and operations which is already handled by state and federal agencies, building and fire codes, and market forces.
 - By making senior buildings no longer a special use it allows senior buildings above commercial properties, in the same way we allow residential above commercial properties currently. This will allow for additional senior housing construction to better serve our aging population.
 - Finally, the standards in the Part II F are arbitrary and lack consistent application making them easily challengeable in a court of law.
- Clarified that we do allow for residential dwelling units above commercial properties by right. This was already the case, but the wording the use table was a bit confusing.
- Bulk, Space, and Setback Requirements
 - Many of commercial lots are shallow, irregular, or small due to older plats created before our modern zoning code. Our minimum lot sizes and setback requirements make it difficult, if not impossible to do new construction on these lots. This makes it harder for existing buildings to be redeveloped and for vacant lots to be built upon.
 - Additionally, the comprehensive plan for Cicero Avenue and 159th Street is a walkable corridor where people can stop and loiter and peer into shop windows. Large setback requirements push

- the building façade away from the sidewalk making it difficult to achieve that vision.
- Increased height allowances will ensure existing buildings in the current office district such as Oak Forest Horizon Senior building could be rebuilt to the same height as currently exists. Additionally, the five-story office building at Lorel Avenue and 159th Street would come in to compliance as well. The height for the C1 Local Commercial District would be 3 stories or 35 ft which is more or less the same as the neighborhood residential districts height limits of 2.5 stories or 35 ft. Thus, the Local Commercial buildings would be prevented from being too tall.
 - The increased height allowances will also make room for opportunity for vertical additions to existing commercial spaces.
 - Thirty-four business currently do not meet their front, back, or side setback requirements.

Setback Changes from Last Meeting

- From the last Planning and Zoning meeting Staff talked with Alderman and Planning and Zoning Commission members to identify what were the goals for setbacks in Oak Forest.
- Setback's main goals were identified as are aesthetic appeal and nuisance prevention.
 - With rear setbacks two results can occur due to changes in setback requirements. If a rear setback is in place, then the parking, garbage, deliveries, and other noise nuisances generally take place in the back of the property because the structure has to be away from the lot line. If there is no rear setback then a building may build up to the rear property line. This means that the garbage, trash, and other nuisances may be move to the front of the building towards the street. Thus, alleviating the smell, pest, or other nuisances that occur for nearby homes that border a commercial property. However, the other nuisance that may occur is privacy concerns. For taller buildings with no setbacks, nearby property owners may have limited privacy in their rear yard. Though landscaping and tall trees can help limit these issues such as with the Oak Forest Horizon Senior Building.
 - In order to balance the pros and cons of setback requirements, the current proposed amendments set rear setbacks at 20ft for commercial and multifamily properties that are three stories or taller and neighbor a single-family home.
- When analyzing front setback and the cities goals to create an attractive city scape by moving parking behind the structure reducing the front setback requirement in multifamily districts was recommended. Additionally, looking at existing multifamily construction such as on Independence Avenue the distance that mattered to create an attract streetway was the distance from the curb to the house, as a result the setback requirements in multifamily districts were amended to require a fifteen-foot setback from the building to curb of the street instead of the current twenty-five-foot setback from lot line to the building which encourages parking in the front of the structure instead of behind.

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 matches the comprehensive plan for the future of Oak Forest and allows for a more walkable downtown to be built by right.
TOTAL MET: 2 of 2 standards	

IV. PZC MOTION

Motion to affirm PZC Resolution 26-04 recommending approval of 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

CITY OF OAK FOREST

PZC RESOLUTION NO. 26-04

A RESOLUTION APPROVING 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

(Removing Office District Text Amendment – ZC# 26-04)

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 26-04

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: 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

(Removing Office District Text Amendment – ZC# 26-04)

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: 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

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 January 5, 2026 and a public hearing was convened before the Planning and Zoning Commission (“PZC”) on January 21st, 2026; and

WHEREAS, the PZC decided at the public hearing decided to hold the resolution in commission for further discussion to be voted upon at the next Planning and Zoning Commission meeting on February 4th; 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 herby recommends the adoption of the Applicant’s proposed amendments set forth in **Exhibit B**.

ADOPTED

This 4th Day of February, 2026

APPROVED By Chairman

This 4th Day of February, 2026

MIKE ZIAK, CHAIRMAN

Commissioners	Aye	Nay	Abstain	Absent
Rick Larson				
Jeffery Ater				
Bryan LaRoche				
Robert McGrath				
Mike Forbes				
Glen Runge				
Jake Bittner				
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 matches the comprehensive plan for the future of Oak Forest and allows for a more walkable downtown to be built by right.
TOTAL MET: 2 of 2 standards	

EXHIBIT B
Redlined Text Amendment



**CITY OF OAK FOREST
ZONING CODE**

*Adopted March 11, 2014
Last Amended December 9, 2025*

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ARTICLE II. ZONING DISTRICTS AND OFFICIAL ZONING MAP

2-101: ESTABLISHMENT OF ZONING DISTRICTS

In order to carry out the purposes of this Code, the City is hereby divided into the following zoning districts:

A. Neighborhood Residential Districts. (Article III)

- R1 Neighborhood Residential District
- R2 Neighborhood Residential District
- R3 Neighborhood Residential District
- R4 Neighborhood Residential District

B. Multiple Family Residential District. (Article IV)

- R5 Multiple Family Residential District
- R6 Multiple Family Residential District

C. Commercial Districts. (Article V)

- C1 Local Commercial District
- C2 General Service Commercial District
- C3 Central Business District

~~D. Office Districts. (Article VI)~~

- ~~O1 Office District~~

E. Industrial Districts. (Article VII)

- I1 Industrial District

F. Special Districts. (Article VIII)

- GRD Gateway Redevelopment District
- OS Open Space District
- IB Institutional Building District

2-102: INTERPRETATION OF DISTRICT SEQUENCE

A. General Rule.

This Code rejects as outdated and inappropriate the concept of hierarchical and cumulative zoning districts and is, except as noted below, based on the concept that each district should be designed to accomplish a specific purpose, to encourage a particular type of development and to protect that development from being encroached upon by incompatible types of development.

B. Special Rule.

Within the foregoing philosophy, however, it is recognized that when different districts are juxtaposed, their differing characters may require special treatment to ameliorate incompatibilities that might otherwise result. For that limited purpose, this Code recognizes the concept of more Restrictive and less restrictive districts. For this purpose, the districts established by this Code shall be considered more restrictive or less restrictive in accordance with the following rules:

1. The R1 District shall be deemed to be the most restrictive residential district and the R6 District shall be deemed to be the least restrictive residential district and residential districts shall be deemed to become less restrictive as the district number increases.
2. Residential Districts shall be deemed to be more restrictive than any non-residential district, except the Open Space District.
3. ~~Business and Office Commercial~~ Districts shall be deemed to be more restrictive than the Industrial District and shall, as among themselves, be deemed to become less restrictive as the permitted building height increases.
4. Districts with equal height limits shall be deemed to become less restrictive as the permitted building height increases.
5. The Open Space District shall be more restrictive than any other District.

2-103: ZONING MAP

A. Map Incorporated.

The location and boundaries of the zoning districts established by this Code are as shown on a map entitled Zoning Map of the City of Oak Forest, Illinois, hereafter referred to as the Zoning Map, which is by this reference incorporated as part of this Code. All notations, references and other information shown on the Zoning Map, and all amendments thereto, shall be as much a part of this Code as if specifically set forth and literally described herein.

B. Omitted Land.

5-108: USE LIMITATIONS

A. C1 Local Commercial District

1. New Structures. Any new structure constructed in the C1 District shall be designed to be compatible in appearance with adjacent single family residential structures. The quality of exterior design and materials shall be equal on facades of the structure.
2. Exterior Lighting. No exterior lighting shall be located in any required rear setback in the C1 District.
3. Signage. No business sign located in the C1 District shall be in direct view of any abutting residential lot.

B. C3 Central Business District

1. Single and Two Family Detached Dwelling Units. Single and Two family detached dwelling units located on lots which do not occupy frontage on a major arterial street and/or state highway are permitted within the C3 District. Additionally, single family and two family detached dwelling units also located on lots with frontage on Cicero Avenue between 159th Street and 162nd Street, ~~with the exception of property in the Redevelopment Overlay District,~~ are permitted within the C3 District.

C. All Commercial Districts

1. Manufacturing Limited. No manufacturing, processing or treatment of products shall be conducted on the premises except those that are incidental to a principal retail business use. At least 75 percent of all products produced on the premises shall be sold at retail on the premises.
2. Storage Limited. No storage or warehousing of any product shall be permitted except such as is incidental to a principal retail use.
3. Above Ground Tanks. No above ground tanks designed or used for the storage of flammable or combustible liquids shall be located less than 600 feet from the lot line of any lot on which a fire station is located.

D. Outdoor Display of Merchandise. For displays of merchandise not otherwise permitted under Section 9-103 of this Code regarding Temporary Uses, the outdoor display of merchandise shall be permitted in any Commercial District subject to the following conditions, standards, and requirements:

1. Permit. The owner of the property on which the merchandise is to be displayed shall obtain a permit from the City Administrator prior to the display of any merchandise outdoors. No permit shall be issued unless a plan is submitted to the City Administrator by the owner illustrating the intended locations on the property

where any merchandise will be displayed outdoors. The plan shall be subject to review by the Police, Fire, Public Works and Development Departments to ensure the proposed outdoor display will not pose a public safety hazard. The plan shall clearly illustrate the following:

- (a) All property lines, sidewalk and building locations, fire hydrants, parking areas, and fire lanes; and
 - (b) The location of an unobstructed pedestrian walkway with a width of at least five feet providing ingress and egress to all entrances and exits to all buildings or structures on the property. If the outdoor display will be located on property with adjacent businesses, there shall be an unobstructed path of at least five feet in width to and from the front of every adjoining business.
 - (c) Upon review and approval of the plan, the City Administrator shall issue a permit subject to such conditions as he or she deems necessary to ensure that the outdoor display will not cause a public nuisance.
2. Term. The permit shall be valid for a term not to exceed one year. Renewal of a permit shall require City review and approval of a new plan pursuant to the procedures and conditions of Paragraph 5-108 D1 of this Code.
 3. General Standards. The owner shall ensure that any outdoor display of merchandise satisfies the following conditions, standards, and requirements at all times:
 - (a) The display does not block or hinder access to the emergency exits of any building or structure or any fire lane on the property;
 - (b) The display contains only merchandise available for sale within the building or structure adjacent to, or in close proximity to, the display;
 - (c) The display does not encroach on any parking area; and
 - (d) The display is maintained in a neat, clean, and orderly fashion.
 4. Revocation. The failure of an owner to comply with the terms of the permit or the conditions, standards and requirements of this Subsection 5-108 shall be grounds for the immediate revocation of the permit by the City.

5-109: BULK, SPACE AND SETBACK REQUIREMENTS

The building height, lot area, setback, and dwelling unit size requirements applicable in the Commercial Districts are subject to the table in Appendix B.

ARTICLE VI. ~~OFFICE DISTRICT~~

~~6-101: PURPOSE~~

~~One zoning district is provided for office development. This office district provides a broad range of opportunities for the development and preservation of office space responsive to diverse demands.~~

~~In the office district, the use regulations and bulk and setback regulations is intended to perpetuate the existing high quality character of the City by preserving established office use areas while encouraging beneficial new office development in a variety of suburban settings consistent with the overall character and land use patterns of the existing City;~~

~~6-102: PERMITTED USES AND SPECIAL PERMIT USES~~

~~In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.~~

~~6-103: ACCESSORY USES AND STRUCTURES~~

~~Accessory uses and structures are permitted in the Office District subject to the provisions of Section 9-101 of this Code.~~

~~6-104: TEMPORARY USES~~

~~Temporary uses are permitted in the Office District subject to the provisions of Section 9-103 of this Code.~~

~~6-105: PARKING AND LOADING REQUIREMENTS~~

~~The parking and loading requirements applicable in the Office District are set forth in Sections 9-104 and 9-105 of this Code.~~

~~6-106: SIGN REGULATIONS~~

~~Sign regulations applicable in the Office District are set forth in Section 9-106 of this Code.~~

~~6-107: BUFFERS & LANDSCAPING~~

~~Requirements relating to buffering and landscaping of certain uses and structures in the Office District are set forth in Section 9-107 of this Code.~~

~~6-108: USE LIMITATIONS~~

~~A. Noise. No noise (other than ordinary vehicular noise) from operations of any use in the Office Districts shall be detectable at any point off the zoning lot on which the use is located.~~

- ~~B. Glare and Heat. No excessive glare or heat from any operations of any use in the Office District shall be detectable at any point off the zoning lot on which the use is located or detectable from any adjacent use on a multi-use lot.~~
- ~~C. Vibration. No earth borne vibration from any operations of any use in the Office District shall be detectable at any point off the zoning lot on which the use is located or detectable from any adjacent use on a multi-use lot.~~
- ~~D. Air Pollution. No air pollution, including smoke or gas, odors and particulate matter, from any operations of any use in the Office District shall be detectable at any point off the zoning lot on which the use is located or detectable from any adjacent use on a multi-use lot, unless in compliance with all applicable regulations of the Illinois Environmental Protection Agency.~~
- ~~E. Electromagnetic Interference. Electromagnetic interference from any operations of any use in the Office District shall not adversely affect the operation of any equipment located off the zoning lot on which such interference originates or any equipment located in any adjacent use on a multi-use lot.~~
- ~~F. Fire and Explosive Hazards. Materials that present potential fire and explosive hazards shall be transported, stored and used only in conformance with all applicable federal, state and local laws.~~
- ~~G. Special Hazards. Hazardous, toxic and radioactive materials shall be transported, stored and used only in conformance with all applicable federal, state and local laws.~~
- ~~H. Safety Equipment. No research, development, or testing facility classified as a "high-hazard use" by the City Building Code shall be established after March 6, 2004 unless the building in which such use is established shall be equipped with sprinkler systems, automatic fire detection and suppression systems and Class 1 electrical fixtures as required by the then current City Codes for new construction.~~
- ~~I. Above Ground Tanks. No above ground tanks designed or used for the storage of flammable or combustible liquids shall be located less than 600 feet from the lot line of any lot on which a fire station is located.~~
- ~~J. Laboratories. Any laboratory activities shall comply with the applicable biosafety level precautions as defined by the Centers for Disease Control and Prevention.~~

~~6-109: BULK, SPACE & SETBACK REQUIREMENTS~~

~~The building height, lot area, setback, and dwelling unit size requirements applicable in the Office District are subject to the table in Appendix B.~~

ARTICLE VII. INDUSTRIAL DISTRICT

7-101: PURPOSE

The Industrial District is provided to accommodate a range of manufacturing, warehousing, transportation and wholesaling uses that are compatible with the suburban residential character of the City.

7-102: PERMITTED USES, CONDITIONAL USES, AND SPECIAL PERMIT USES

In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

7-103: ACCESSORY USES AND STRUCTURES

Accessory uses and structures are permitted in the Industrial District subject to the provisions of Section 9-101 of this Code.

7-104: TEMPORARY USES

Temporary uses are permitted in the Industrial District subject to the provisions of Section 9-103 of this Code.

7-105: PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in the Industrial District are set forth in Section 9-104 and 9-105 of this Code.

7-106: SIGN REGULATIONS

Sign regulations applicable in the Industrial District are set forth in Section 9-106 of this Code.

7-107: BUFFERS AND LANDSCAPING

Requirements relating to buffering and landscaping of certain uses and structures in the Industrial District are set forth in Section 9-107 of this Code.

7-108: USE LIMITATIONS

- A. Noise. No noise (other than ordinary vehicular noise) from operations of any use in the Industrial District shall be detectable at any point off the zoning lot on which the use is located.
- B. Glare and Heat. No glare or heat from any operations of any use in the Industrial District shall be detectable at any point off the zoning lot on which the use is located.
- C. Vibration. No earth-borne vibration from any operations of any use in the Industrial District shall be detectable at any point off the zoning lot on which the use is located.

- D. Electromagnetic Interference. Electromagnetic interference from any operations of any use in the Industrial District shall not adversely affect the operation of any equipment located off the zoning lot on which such interference originates.
- E. Fire and Explosive Hazards. Materials that present potential fire and explosive hazards shall be transported, stored and used only in conformance with applicable federal, state and local laws.
- F. Special Hazards. Hazardous, toxic and radioactive materials shall be transported, stored and used only in conformance with all applicable federal, state and local laws.
- G. Safety Equipment. No research or development laboratory or commercial testing facility requiring a special permit shall be established after the effective date of this Code unless the building in which such use is established shall be equipped with sprinkler systems, automatic fire detection and suppression systems and Class 1 electrical fixtures as required by the then current City codes for new construction.
- H. Above Ground Tanks. No above ground tanks designed or used for the storage of flammable or combustible liquids shall be located less than 600 feet from the lot line of any lot on which a fire station is located.

7-109: BULK, SPACE AND SETBACK REQUIREMENTS

The building height, lot area, and setback requirements applicable in the Industrial District are subject to the table in Appendix B.

~~PART II-F SENIOR CITIZEN HOUSING~~

~~9-206: SENIOR CITIZEN HOUSING REGULATIONS~~

- ~~A. Special Design Requirements. Every senior citizen housing dwelling shall be so designed and constructed as to be convertible to a dwelling allowed as a permitted use in the district in which the senior citizen housing is located. This requirement shall not be satisfied by a design for conversion to a nursing or personal care facility.~~
- ~~B. Community Need. No permit for senior citizen housing shall be granted except on evidence satisfactory to the City Council that there is, and will for the foreseeable future continue to be, a ready market demand among current area residents for all of the dwelling units in the senior citizen housing development.~~
- ~~C. Location. Every senior citizen housing development shall be located in an area of the City that is conducive to the special needs of senior citizens. This will typically require a location with convenient access to public transportation, retail stores and medical services.~~
- ~~D. Facilities and Staff. Every senior citizen housing development shall provide such on-site facilities and staff as may be necessary and appropriate to satisfy the social, cultural, recreational and, where appropriate, medical needs of its residents. The name and telephone number of at least one person having direct responsibility for the operation of the development shall be kept on file with the City Administrator and shall be listed in the Oak Forest telephone directory under the name of the development.~~
- ~~E. Required Approvals. No senior citizen housing development shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a senior citizen housing development shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application.~~
- ~~F. Financial Stability. No permit for a senior citizen housing development shall be granted unless the applicant therefore shall establish, to the satisfaction of the City Council, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.~~
- ~~G. Annual Report. The owner of every senior citizen housing development shall annually file a report with the City Administrator not later than 60 days following the close of the development's fiscal year demonstrating the development's compliance with the foregoing standards and with this Code's definition of Senior Citizen Housing.~~

ARTICLE X. NONCONFORMITIES

10-101: PURPOSE.

- A. This Article regulates and limits the continued existence of uses, structures, including pre-code structures in Section 10-104, lots and signs established prior to the effective date of this Code that do not conform to the regulations of this Code applicable in the zoning districts in which such uses, structures, lots and signs are located.

The zoning districts established by this Code are designed to guide the future use of land within the City by encouraging the development or maintenance of desirable residential, commercial, ~~office~~ and industrial areas with appropriate groupings of compatible and related uses and thus to promote and protect the public health, safety and general welfare. The continued existence of nonconformities is frequently inconsistent with the purposes for which such districts are established and thus the gradual elimination of such nonconformities is generally desirable.

- B. General Scope and Scheme of Regulation. Separate restrictions are established for nonconforming uses of land and nonconforming uses of structures designed for a permitted use, nonconforming uses of structures not designed for a permitted use, nonconforming “pre-code” structures, nonconforming lots of record, and nonconforming signs. The degree of restriction made applicable to each category of nonconformity is generally related to the degree of incompatibility with permitted uses and the amount of investment typically associated with nonconformities of that type. Pursuant to Section 11-503 of this Code, provision is made for relief from some of the restrictions of this Article where practical difficulties exist.

In the cases of nonconforming uses of land, nonconforming uses in structures designed for a permitted use and nonconforming signs, the degree of incapability is frequently great, the investment is comparatively small and the economic life is short. In these cases, elimination of the nonconformity is required after a relatively short, but reasonable, amortization period. In the case of nonconforming uses in structures not designed for any conforming use, the degree of incompatibility is also frequently great, but so too is the investment and economic life of the structure.

In such cases, while eventual elimination is required, a more extended period is allowed in which to amortize the investment. While the regulations of this Article allow such nonconformities to continue without specific limitation of time, they restrict further investment that would make more permanent their location in inappropriate districts.

- C. Exception for Repairs Pursuant to Public Order. Nothing in this Article shall be deemed to prevent the strengthening or restoration to a safe condition of a structure in accordance with an order of a public official who is charged with protecting the public safety who declares such structure to be unsafe and orders its restoration to a safe condition, provided such restoration is not otherwise in violation of the various provisions of this Article prohibiting the repair or restoration of partially damaged or destroyed structures or signs.

OFFICE BUILDING. Any building the principal use of which is an office use.

~~OFFICE DISTRICT. Any district, except the Open Space District, whose designation begins with the letter "O" as set forth in Section 2-101 of this Code.~~

~~OFFICE USE OR PURPOSE. Any use permitted in an Office District.~~

OFFICIAL COMPREHENSIVE PLAN. See Subsection 11-201 B of this Code.

OFFICIAL MAP. See Section 11-202 of this Code.

ONE HUNDRED (100) YEAR FREQUENCY FLOOD ELEVATION. See Base Flood Elevation in Subsection 12-206 B of this Code.

ONE HUNDRED (100) YEAR FREQUENCY FLOOD EVENT. See Base Flood in Subsection 12-206 B of this Code.

ONE-ON-ONE PERSONAL FITNESS TRAINING FACILITY. An establishment offering only one-on-one personal fitness training, by appointment only, and no group fitness training activities. Each client must work directly with a certified personal trainer when using such an establishment, and each trainer shall work with no more than two clients at one time.

ONE-ON-ONE SCHOOLS AND EDUCATIONAL SERVICES. An establishment offering only one-on-one educational training, by appointment only, and no group tutorial activities. Each student must work directly with a personal instructor when using such an establishment, and each instructor shall work with no more than two students at one time.

OPEN SALES LOT. Land used or occupied for the purpose of buying, selling or renting merchandise out-of-doors.

OPEN SPACE AND USABLE OPEN SPACE. An area or areas of a lot, including required setbacks, that is:

6. Open and unobstructed from ground to sky except by facilities specifically designed, arranged and intended for use in conjunction with passive or active outdoor recreation or relaxation;
7. Located at least five feet from any structure arranged and intended for use in conjunction with passive or active outdoor recreation or relaxation;
8. Landscaped, maintained or otherwise treated to create a setting appropriate to recreation or relaxation; and
9. Accessible and usable by the residents of all dwellings, or the users of all nonresidential buildings, it is intended or required to serve.

OPEN SPACE, COMMON. Open space held in private ownership, regularly available for use by the occupants of more than one dwelling or the users of more than one nonresidential building.

City of Oak Forest – Zoning Code		C = Commercial Districts														
		GRD = Gateway Redevelopment District														
		O = Office District														
	Appendix B: Bulk, Space, and Setback Requirements²		I = Industrial District													
			OS = Open Space													
			IB = Institutional Buildings													
		R = Residential Districts														
Bulk, Space, and Yard Requirements	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6		
Maximum Height (Whichever is less more)																
Feet	35	45 65	45 65	45-65	65	50-65	45	45	35	35	35	35	35	35		
Stories	2 3	3 5	3 5	3 5	4	3 5	3	3	2.5	2.5	2.5	2.5	3	3		
Minimum Lot Area & Dimensions																
Total Lot Area (Square feet)	6250 0	8500 0	6235 0	N/A	20,000	10,000	40,000 ¹	75,000	10,000	6,600	8,000	5,300	7,500	7,500		
Gross Lot Area Per Dwelling Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10,000	6600	8000	5300	2,000	1,750		
Lot Width (Feet)	50 0	60 0	60 0	N/A	50	100	200 ¹	300	80	60	50	50	50	50		
Minimum Setbacks																
Front / Corner Setback	35 0	25 0	0	0	30	10 0	30	35	30	25	25/15	20/15	25 15 ⁵	25 15 ⁵		
Interior Side Setback	0	5 0	0	N/A 0	5	5 0	20	20	8	6	5	5	5	5		
Interior Setback Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	16	12	12	N/A	N/A		
Rear Setback	20 ⁴	20 ⁴	25 20 ⁴	N/A 0	30	20 ⁴	20	20 ⁴	40	30	30	20	25 20 ⁴	25 20 ⁴		
Lot Coverage Ratio																
Maximum Lot Coverage (Percentage of lot) ³	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50%	50%	50%	50%	50%	50%		

¹ In the OS District Neighborhood Playgrounds have a minimum lot area of 5,000 SF and no lot width requirements

² All Bulk, Space, and Setback requirements are subject to the provisions set forth in Section 9-108.

³ Maximum Lot Coverage Percentage can be increased subject to submitting a site drainage plan after an onsite inspection has been completed by the City and obtaining approval from the Community Development Director and City Engineer.

⁴ When abutting in the rear a lot with a single-family home and the building is three stories or taller than the following rear setbacks apply, else the rear required setback is zero feet.

⁵ Required front setback is calculated as distance from the public street curb if a public street curb is present, else no front setback required.

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															
	O = Office District											S	Special Use Permit			
	I = Industrial District															
	OS = Open Space											P	Permitted			
	IB = Institutional Buildings															
R = Residential Districts																

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
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Accommodations

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

Arts, Entertainment and Recreation

Agents and Managers for Artists, Athletes, Entertainers, and other Public Figures	711410	P	P	P	P	P	P								
Boarding Horses	115210							S							
Bowling Centers	71395	P	P	P	P	P	P								
Fitness and Recreational Sports Centers	713940	P	P	P	P	P	P	P							
Golf Courses and Country Clubs	713910							P							
Golf Courses, Miniature	713990	P	P	P	P	P	P	P							
Horseback Riding Recreational	713990							S							
All Other Indoor Amusement & Recreation Industries (Indoor)	713990	P	P	P	P	P	P								
Archery or Shooting Range	713990	S	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	P								
Training Horses	115210							S							
Video Game Arcades (excluding gambling)	713120	P	P	P	P	P	P	S							

Educational Services

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

Finance and Insurance

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

USES	NAICS Code	C1	C2	C3	GRD	Ø1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Funds, Trusts, and other Financial Vehicles	525	P	P	P	P	P	P								
Insurance Activities and Related Activities	524	P	P	P	P	P	P								
Mortgage and Nonmortgage Loan Brokers	522310	P	P	P	P	P	P								
Nondepository Credit Intermediation (excluding Consumer Lending (522291))	5222	P	P	P	P	P	P								
Pawnshops and Short-Term Inventory Credit Lending ⁴	522298	P	P	P	P	P	P								
Securities, Commodity Contracts, and Other Financial Investments and Related Activities (excluding Miscellaneous Intermediation (523910) and Miscellaneous Financial Investment Activities (523999))	523	P	P	P	P	P	P								

Food Services and Drinking Places

Banquet Halls with Catering Staff	722320	S	S	S	S	S	S								
Caterers	722320	P	P	P	P	P	P								
Full Service Restaurants	7221	P	P	P	P	P	P	S ¹⁵	S ¹⁵	S	S	S	S	P	P
Hall and Banquet Room, non-residential rental or leasing	531120	S	S	S	S	S	S								
Limited Service Eating Places	7222	P	P	P	P	P	P	S ¹⁵	S ¹⁵	S	S	S	S	P	P

Healthcare and Social Assistance

Child Day Care Services ⁹ (excluding babysitting services in providers own home)	6244	S	P ¹⁵	S	P ¹⁵	S	P ¹⁵	S	P ¹⁵	S	P ¹⁵		S	S	S	S	S	P	P
Community Care Facilities for the Elderly	6233	P	P	P	P	P	P			S	S	S	S	S	S	SP	SP		
General Medicine and Surgical Hospitals	6223	P	P	P	P	P	P			S	S	S	S	S	S	S	S		
Home Health Care Services	6216	P	P	P	P	P	P												
Medical and Diagnostic Laboratories	6215	P	P	P	P	P	P												
Nursing Homes ⁸	6231	P	P	P	P	P	P		S	S	S	S	S	S	SP	SP			
Offices of Dentists	6212	P	P	P	P	P	P												
Offices of Other Health Practitioners	6213	P	P	P	P	P	P												
Offices of Physicians	6211	P	P	P	P	P	P												

Information

Internet Publishing and Broadcasting	516	P	P	P	P	P	P			S	S	S	S	S	S	S			
Libraries	519120	P	P	P	P	P	P		P	S	S	S	S	S	S	S			
Movie Theaters	512131	P	P	P	P	P	P												
Movie Theaters Drive-In	512132	P	P	P	P	P	P												
Newspapers, Periodical, Book, and Directory Publishers (excluding printing)	511	P	P	P	P	P	P		S	S	S	S	S	S	S	S			
Newspapers, Periodical, Book, and Directory Publishers (including printing)	511	P	P	P	P	P	P		S										
Radio and Television Broadcasting	515112	P	P	P	P	P	P		S	S	S	S	S	S	S	S			

USES	NAICS Code	C1	C2	C3	GRD	0±	I1	OS	IB	R1	R2	R3	R4	R5	R6
Wired Telecommunications Carriers	5171	Subject to the provisions set forth in Chapter 156 and Article IX.													
Wireless Telecommunication Carriers	5172	Subject to the provisions set forth in Chapter 156 and Article IX.													
Manufacturing															
Apparel	315						P								
Asphalt Paving, Roofing, and Saturated Materials	32412						P								
Beverage	3121						P								
Cannabis Craft Grower	-	S	S	S	S	S	P								
Cannabis Cultivation Center	-						P								
Cannabis Processor Center	-						P								
Cannabis Infusion Facility	-						P								
Cement and Concrete Product	3273						P								
Ceramic Wall and Floor Tile	327122						P								
Clay Building Material and Refractories	32712						P								
Computer and Electric Product	334						P								
Cut Stone and Stone Product	327991						P								
Cutlery and Handtool	3322						P								
Electrical Equipment, Appliance, and Component	335						P								
Food	311						P								
Furniture and Related Product	337						P								
Glass and Glass Product	3272						P								
Leather and Allied Product	316						P								
Machinery	333						P								
Miscellaneous	339						P								
Motorcycle, Bicycle, and Parts	336991						P								
Motor Vehicle Body and Trailer	3362						P								
Motor Vehicle Parts	3363						P								
Motor Vehicle	3361						P								
Other Wood Product	3219						P								
Paint, Coating, and Adhesive	3255						P								
Paper	322						P								
Plastics and Rubber Product	326						P								
Pottery, Ceramics, and Plumbing Fixture	32711						P								
Printing Ink	32591						P								
Printing and Related Support Activities	323						P								
Sawmills and Wood Preservation	3211						P								
Soap, Cleaning Compound, and Toilet Preparation	3256						P								
Textile Mills	313						P								
Textile Product Mills	314						P								
Veneer, Plywood, and Engineered Wood Product	3212						P								
Other Services															
Administrative and Support Services	561	P	P	P	P	P	P								
Animal Grooming Services	812910	P	P	P	P	P	P								
Appliance Repair and Maintenance	811412	P	P	P	P	P	P								
Automotive Body, Paint, and Interior Repair and Maintenance	811121	S	S	S		S	P								

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Automotive Glass Replacement Shops	811122	S	S	S		S	P								
Automotive Mechanical and Electrical Repair and Maintenance	811111	S	S	S		S	P								
Automotive Oil Change and Lubrication Shops	811191	S	S	S		S	P								
Business Associations	813910	S	S	S	S	S	S		P	S	S	S	S	P	P
Cannabis Lounge		P	P	P	P	P	P								
Car Washes	811192	S	S	S		S	S								
Cemeteries	812220							S		S	S	S	S	S	S
Clothing Repair Shops, alterations only	811490	P	P	P	P	P	P								
Coin Operated Laundries and Drycleaners	812310	P	P	P	P	P	P								
Consumer Electronics Repair and Maintenance	811211	P	P	P	P	P	P								
Consumer and Industrial Machinery and Equipment Maintenance and Repair	811310						P								
Crematories	812220	S	S	S	S	S	P								
Day Spas	812199	P	P	P	P	P	P								
Diet and Weight Reducing Centers, non-medical	812191	P	P	P	P	P	P								
Dry-cleaning and Laundry Services	812320	P	P	P	P		P								
Footwear and Leather Repair	81143	P	P	P	P	P	P								
Funeral Homes	812210	S	S	S	S	S	S								
Hair, Nails, and Skin Care Services	81211	P	P	P	P	P	P								
Industrial Launderers	812332						P								
Jewelry Repair Shops without retailing new jewelry	811490	P	P	P	P	P	P								
Parking Garages, automobile (privately owned)	812930	S	S	S	P	S	S		S						
Parking Garages, automobile (publicly owned)	812930	P	P	P	P	P	S		S	S	S	S	S	S	S
Pet Boarding Services	81291	P	P	P	S	P	P								
Professional, Scientific, and Technical Services	541	P	P	P	P	P	P								
Psychic Readings	812990	P	P	P	P	P	P								
Religious, Non-for-Profit, Professional, Fraternal and Civic Organizations	813	S	S	S	S	S	S		P	S	S	S	S	P	P
Reupholstery and Furniture Repair	81142	P	P	P	P	P	P								
Specialty Trade Contractors	238	P	P	P	P	P	P								
Tanning Salons	812199	P	P	P	P	P	P								
Tattoo Parlor	812199	P	P	P	P	P	P								
Other															
Accessory Uses	-	Subject to the provisions set forth in Article IX.													
Drive Thru facilities associated with retail establishment	-	S	S	S	S	S	S								
Outdoor storage ^{15 16}	-	S	S	S		S	S		P						
Planned Unit Development	-	S	S	S	S	S	S		S	S	S	S	S	S	S
Public Parks and Playgrounds	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	-	Subject to the provisions set forth in Section 9-102.													

USES	NAICS Code	C1	C2	C3	GRD	01	I1	OS	IB	R1	R2	R3	R4	R5	R6
Outdoor Patios ^{12 15}	-	P	P	P	P	P	P	S	S	S	S	S	S	S	S
Temporary Uses	-	Subject to the provisions set forth in Section 9-103.													
Public Administration															
Fire Departments	922160	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Other General Government Support	921190	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Mayor's Offices	921110	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Police Departments	922120	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Public Works Facilities	-	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Real Estate Rental, and Leasing															
Consumer Electronics and Appliances Rental	53221	P	P	P	P	P	P								
Formal Wear and Costume Rental	53222	P	P	P	P	P	P								
Office Machinery and Equipment Rental and Leasing	53242	P	P	P	P	P	P								
Offices of Real Estate Agents and Brokers	531210	P	P	P	P	P	P								
Passenger Car Rental and Leasing	5321	S	S	S		S	S								
Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	53212	S	S	S		S	S								
Video Tape and Disc Rental	53223	P	P	P	P	P	P								
Retail Trade															
All Other Miscellaneous Store Retailers (except Firework Shops (453998))	453998	P	P	P	P	P	P								
Art Dealers	45392	P	P	P	P	P	P								
Automobile Dealers ⁷	441		S	S			S								
Automotive Parts, Accessories, and Tires Stores	4413	P	P	P		P	P								
Beer, Wine, and Liquor Stores	4453	P	P	P	P	P	P			S	S	S	S	P	P
Boat Dealers	441222		S	S			S								
Clothing and Clothing Accessories Stores	448	P	P	P	P	P	P								
Cosmetics, Beauty Supplies, and Perfume Stores	44612	P	P	P	P	P	P								
Electronics and Appliance Stores	443	P	P	P	P	P	P								
Electronic Shopping and Mail Order Houses	454	P	P	P	P	P	P								
Florists	4531	P	P	P	P	P	P		S ¹⁵						
Food and Beverage Stores (excluding Beer, Wine, and Liquor Stores (445310))	445	P	P	P	P	P	P			S	S	S	S	P	P
Food (Health) Supplement Stores	446191	P	P	P	P	P	P								
Furniture and Home Furnishing Stores	442	P	P	P	P	P	P								
Garden Centers	444220	P	P	P	P	P	P								
Gasoline Stations with Convenience Stores	447110	S	S	S		S	S								
Gasoline Stations without Convenience Stores	447190	S	S	S		S	S								

USES	NAICS Code	C1	C2	C3	GRD	01	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	P								
Hardware Stores	444130	P	P	P	P	P	P								
Home Improvement Centers	44411	P	P	P	P	P	P								
Adult-Use Cannabis Dispensary ⁵	453998	P	P	P	P	P	P								
Office Supplies, Stationary, and Gift Stores	4532	P	P	P	P	P	P								
Optical Goods Stores	44613	P	P	P	P	P	P								
Other Building Material Dealers	444190	S	P	P	P	P	P								
Paint and Wallpaper Stores	44412	P	P	P	P	P	P								
Pet and Pet Supplies Stores	45391	P	P	P	P	P	P								
Pharmacies and Drug Stores	4461	P	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	P								
Gun Shops & Gunsmith Shops ¹	451110	S	S	S	S	S	S								
Tobacco Stores ⁶	453991	P	P	P	P	P	P		S ¹⁵						
Used Merchandise Stores	453	P	P	P	P	P	P								
Residential															
Mobile Home Parks	-	Subject to the provisions set forth in Chapter 158.													
Senior Citizen Housing ^{11 13}	-	P	P	P	P		P			S	S	S	S	SP	SP
Multi-Family Dwellings (including townhomes) ¹³	-	SP	SP	SP	P		S			S	S	S	S	P	P
Mixed-Use ¹³		P	P	P	P		S			S	S	S	S	P	P
Two-family Dwellings ¹³		SP	SP	SP ¹⁴	P		S			P	P	P	P	P	P
Community Residences ^{3 13}		P	P	P ¹⁴	P		P			P	P	P	P	P	P
Single-Family Dwellings ¹³	-	P	P	P ¹⁴	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			S								
Motor Vehicle Towing, when accessory to an automotive repair and maintenance facility	48841	S	S	S			S								
Packing and Crating	488991						P								
Postal Services	491	P	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															

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Wholesale Trade - Durable Goods (not including ammunition, firearms, guns (423910, 423990), or fireworks (423920))	423						P								
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 9-203.

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 9-202. Industrial uses are exempt from these provisions.

⁸ Nursing Homes are subject to the provisions set forth in Section 9-205.

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

¹⁰ Sexually Oriented Uses are subject to the provisions set forth in Section 9-301.

~~¹¹ Senior Citizen Housing Regulations are subject to the provisions set forth in Section 9-206~~

¹² Outdoor Patios are subject to the provisions set forth in Section 9-207

¹³ 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.

¹⁴ Single **and two**-family Detached Dwelling Units are permitted subject to the provisions in Section 5-108(B)

¹⁵ Use is required to be an accessory to a principle use and is subject to the provisions in Section 9-101

¹⁶ Outdoor storage is subject to the provisions set forth in Section 9-107

**CITY OF OAK FOREST
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, January 7, 2026**

The Planning & Zoning Commission meeting was called to order at 7:00 p.m. by Chairman Ziak.

Pledge of allegiance.

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

ABSENT: Commissioner Guisinger
Commissioner Bittner

1. Preliminary Discussion on Removing the Office District and Rezoning Office Properties to Commercial **PUBLIC MEETING**

Discussion Points:

- The City has long intended to eliminate the Office (O-1) District and fold it into Commercial zoning based on the 2008 Comprehensive Plan.
- Office and Commercial districts currently allow nearly identical uses, making the O-1 district unnecessary.
- City Council previously aligned Office uses with C-1 Commercial in Ordinance 2025-0710990.
- Office-zoned parcels are currently causing confusion and discouraging commercial interest.

Areas to be Rezoned

- 15859 Ridgeland Ave. → proposed change from O-1 to C-2 to match surrounding zoning.
- 5601 Victoria Dr. → proposed change from O-1 to C-1, consistent with neighborhood commercial uses (e.g., deli-type businesses).
- Cicero Avenue Office Properties → proposed change from O-1 to C-3, consistent with surrounding commercial corridor.

Oak Forest Horizon Senior Center (Cicero Ave.):

- Currently zoned O-1 but shown as R-6 on the Future Land Use Map.
- Staff recommended rezoning to C-3 to preserve commercial frontage along Cicero.
- Senior housing would become a legal non-conforming use.
- 80% ground-floor commercial rule would apply if redeveloped.

Zoning Code Adjustments Proposed:

- C-2 and C-3 height limits increased to 5 stories / 65 feet to match existing buildings.
- Minimum lot size requirements to be removed for commercial districts.
- Front yard setbacks eliminated to allow buildings closer to the street and improve walkability.
- Senior housing regulations removed from zoning and handled under building code.

Commission Questions:

- Medical offices at 5601 Victoria would remain permitted.
- C-1 height limit will be 3 stories / 35 feet.

Chairman Ziak opened the meeting for public comment. **Brett O'Donnell (15028 S. Cicero)** supported removing office restrictions, citing stagnation and desire for continuous commercial frontage. Dr. Pitud (**5601 Victoria Dr.**) supported rezoning to enable sale and revitalization of the building.

Seeing no more public comment, Ziak closed public comment.

2. Preliminary Discussion on a Special Use Permit to Allow a Church at 15815 Rob Roy Dr
PUBLIC MEETING

Staff Presentation:

- Property is zoned C-2 with adjacent residential-zoned parking.
- Applicant: Destiny Changers Christian Fellowship seeking to establish a church and community services.
- Uses would include worship, education, charitable distributions, and community events.

Applicant Presentation – Quentin Petties

- Church currently has ~45 members.
- Large community events draw ~200 people.
- Church has donated over \$45,000 to community programs.
- Seeks permanent home in Oak Forest.

Chairman Ziak opened the meeting for public comment.

Resident Comment – Paul (15813 Rob Roy):

- Concern over parking and traffic on narrow residential streets.
- Event attendance could exceed parking capacity.
- Emergency access concerns.
- Opposed to location due to proximity to his home.
- Raised concern over loss of taxable commercial property.

Staff Explanation:

- Churches are Special Uses and subject to conditions set by the Commission and City Council.
- Parking, traffic, and scale should be evaluated during special use permit review.
- Nonprofit use removes property from tax rolls when owned by the non-profit, when it is not owned by the non-profit, it would return to the tax roles.

Commission Discussion Points:

- Loss of commercial tax base is a concern.
- Parking lot and building size are inadequate for long-term growth.
- Residential neighborhood not suited for church traffic.
- City needs to preserve commercial corridors for revenue.

Alternative Nonprofit Use Mentioned:

- A community center proposal for the same site was also discussed.
- Commissioners stated economic concerns would be the same for any nonprofit.

Commission Consensus:

- Strong opposition to converting commercial property to nonprofit use.
- Concerns cited: parking, traffic, tax revenue, and location.

Seeing no more public comment, chairman Ziak closed the meeting for public comment.

3. Preliminary Discussion on an Auto Dealership and Repair at 15450 S Cicero Avenue **PUBLIC MEETING**

Staff Presentation:

- Property is approx. 1 acre, zoned C-3, formerly a car wash.
- Same applicant previously proposed a dealership at another Cicero location.
- New location provides larger site and improved layout.

Applicant – Abraham

- Operates dealerships in Crestwood and Chicago.
- Focus will be vehicle sales; repairs only for own vehicles.
- Business generates over \$10 million in annual sales elsewhere.
- Intends to pave, improve site, and possibly build a permanent structure.

Commission Discussion Points:

- Sales tax revenue is beneficial.
- Property tax may be low without a permanent building.
- Concern that dealership does not align with walkable Cicero corridor plan.
- City already has several car dealerships.
- Vacant lot is undesirable, but dealership does not fit long-term vision.

Commission Direction:

- General consensus unfavorable due to conflict with Cicero redevelopment goals.

Chairman Ziak opened the meeting for public comment. Seeing none, the meeting was closed for public comment.

Seeing no more public comment, chairman Ziak closed the meeting for public comment.

4. Preliminary Discussion on Outdoor Storage Special Use Permit at 14901 S. Cicero Avenue **PUBLIC MEETING**

Staff Presentation:

- Vacant, wooded lot with significant grade change.
- Applicant proposes storage of mobile signs and equipment and a future real estate office.
- Requested large sign or pole sign due to visibility issues.

Commission Discussion Points:

- Grade change makes site challenging but also an opportunity for creative development.

- Outdoor storage viewed as inappropriate for Cicero gateway.
- Strong opposition to pole sign.
- Property better suited for commercial or mixed-use development.

Direction:

- Commission opposed outdoor storage and large signage.

Chairman Ziak asked for a motion for approval of December 3rd, 2025 minutes.

Commissioner Larson made a motion to approve. Commissioner Ater 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, 2 absent. 1 abstained. The motion was approved.

Chairman Ziak asked about new businesses

Business Update with Mayor: January 13 at 8:00 a.m., Gaelic Park.

Community Engagement Meeting: January 21 at St. Damian School, 5:30 p.m.

Chairman Ziak asked for any Public Comments.

Brett O'Donnell (15028 S. Cicero) expressed his supported efforts to fill vacant lots and strengthen commercial corridors.

Chairman Ziak asked for a motion to adjourn. Commissioner Forbes made a motion, Commissioner LaRoche seconded.

All in attendance answered aye.

Meeting adjourned at 8:04 p.m.

Minutes prepared by Hunter Heyman, Community Planner.

CHAIRMAN ZIAK

CITY OF OAK FOREST
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, January 2, 2026

The Planning & Zoning Commission meeting was called to order at 7:03 p.m. by Staff Member Paul Ruane.

Pledge of allegiance.

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

ABSENT: Chairman Ziak
Commissioner Ater
Commissioner Bittner

Staff Member Paul Ruane opened the meeting due to Chairman Ziak's absence and asked the commissioners to make a motion for a chair Pro-Tempore. Commissioner LaRocke made the motion and Commissioner Larson seconded. All in attendance answered aye. Commissioner Forbes was elected chairman Pro-Tempore for the meeting.

1. ZC #26-01– 5859 Ridgeland Rezoning – Map Amendment: **PUBLIC HEARING**

Community Planner Hunter Heyman presented the proposed zoning map amendments and text amendments intended to remove the Office District and rezone existing office properties to appropriate commercial districts in accordance with the City's Comprehensive Plan. While the Commission voted for all the agenda items individually the discussion about all the zoning cases occurred under the first agenda item.

Community Planner Hunter Heyman presented the rationale for removing the office district zoning, explaining that the 2008 comprehensive plan recommended simplification by removing the office district to allow more flexible commercial uses. The 2025 City Council Ordinance (2025-07-099) updated the use table to align office uses with commercial property uses, making the office district unnecessary.

Key Points:

Property Locations: There are twelve office parcels to be rezoned to match with nearby commercial properties. They are located by Ridgeland and 59th street, Victoria and Central Avenue, and along the north part of Cicero Avenue

Text Amendment Components:

- Remove office district from zoning code
- Clarify senior housing conditions with bottom floor commercial requirements
- Clarify residential dwelling above commercial as a mixed-use option
- Adjust bulk space and setback requirements to allow existing buildings to remain compliant if rebuilt

Setback Discussion: The commission raised concerns about changing front and rear setbacks to zero feet, particularly on Cicero Avenue with heavy traffic.

- Forbes Concern: Changing from 20-25 ft rear setbacks to zero is a drastic change that could impact residential neighbors
- Residential Impact: Behind commercial lots on Cicero and Harvey are residential properties; zero rear setbacks could eliminate privacy and create shadow impacts
- Design Review Alternative: City staff proposed using design review, special use permits, or planned unit development (PUD) processes to regulate setbacks flexibly

Chairman Pro-Tem Forbes opened the meeting for public comment.

Alderman Wolf expressed concerns about:

- Zero setbacks allowing commercial to abut residential without setback requirements
- Lack of evidence that businesses have been lost due to current 20-25 ft setbacks
- Request for examples of developers who refused to come to Oak Forest because of setback requirements
- Staff shared that the large number of vacant lots and empty buildings in Oak Forest demonstrates that our current zoning code is not supporting the type of development we wish to see in Oak Forest

Mark Abramite (6301 Brett Drive) detailed concerns around the rezoning of the 59th and Ridgeland property:

- Current noise and odor issues from adjacent mechanic shop
- Worried about potential rat infestations from commercial dumpsters
- Concerns about food prep, grease, smells, and encroachment
- Request for balance between economic development and taxpayer quality of life

Commission Discussion:

- Commissioner Geisinger supported zero setbacks for flexibility in plan review
- Commissioner Larson noted the contradiction: trying to streamline the process while still requiring design review and how that might result in subjective decision making
- Forbes raised practical maintenance questions about building access with zero rear setbacks. Forbes indicated he would be more supported
- Commissioner Runge questioned footing requirements and Chairman Pro-Tem Forbes shared that the setback is from the edge of the footing, so a larger building wall would be setback multiple feet because the footing extends to the setback line.
- As a result of the on going discussion for the rear setbacks

Seeing no more public comment, public comment was closed.

Chairman Pro-Tem Forbes asked for a motion for approval. Chairman Pro-Tem Forbes asked for any comments. None

Commissioner Larson 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 6-0, 3 absent. The motion was approved.

2. ZC #26-02 – 5601 Ridgeland Rezoning – Map Amendment: **PUBLIC HEARING**

This zoning case was discussed in conjunction with broader rezoning so not further discussion was made.

Chairman Pro-Tem Forbes opened the meeting for public comment. Seeing no public comment, public comment was closed.

Chairman Pro-Tem Forbes asked for a motion for approval. Chairman Pro-Tem Forbes asked for any comments. None

Commissioner Larson made a motion to approve. Commissioner Runge 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.

3. ZC #26-03 – Cicero Avenue Rezoning – Map & Future Land Use Amendment: **PUBLIC HEARING**

This zoning case was discussed in conjunction with broader rezoning so not further discussion was made.

Chairman Pro-Tem Forbes opened the meeting for public comment. Seeing no public comment, public comment was closed.

Chairman Pro-Tem Forbes asked for a motion for approval. Chairman Pro-Tem Forbes asked for any comments. None

Commissioner Larson 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.

4. ZC #26-04 – Cicero Avenue Rezoning – Text Amendment: PUBLIC HEARING

Due to the further questions and discussion surrounding the setback requirements the commission decided to hold this to vote on at the next meeting on February 4th at 7:00pm

Chairman Pro-Tem Forbes opened the meeting for public comment. Seeing no public comment, public comment was closed.

Chairman Pro-Tem Forbes asked for a motion to hold in commission for the next meeting on February 4th. Chairman Pro-Tem Forbes asked for any comments. None

Commissioner Larson made a motion. Commissioner LaRoche 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.

5. Preliminary discussion for the allowance of Hookah Lounges PUBLIC MEETING

Community Planner Hunter gave an overview of why we were discussing Hookah lounges, and existing regulations. The city has received approximately ten inquiries over several years from business owners interested in opening tobacco/hookah lounges. Currently, this use is not listed in the zoning code, requiring a text amendment for approval.

What is a Hookah/Tobacco Lounge? An establishment where customers sit and share flavored tobacco or cigars in a relaxed atmosphere. Similar to cigar lounges. Cannot serve food or alcohol under the Illinois Smoke Free Act.

Current Status in Neighboring Communities:

- Tinley Park, Homer Glen, Mattson, Richton Park: Already allow hookah/tobacco lounges
- Tinley Park: Smoking lounge is a special use; tobacco retailer is special use with automatic lounge permission
- Homer Glen: Similar special use structure
- Richton Park: Allows consumption under BYOB license
- Frankfurt: Requires tobacco license (similar to Oak Forest's regulation); permitted use

Commission Discussion:

Commissioner Geisinger: Noted hookah lounges in Tinley Park and Homer Glen are always busy with good sales tax revenue; supports matching cannabis lounge approach

Commissioner Larson: Questioned tax revenue implications and market research

Chairman Pro-Tem Forbes noted significant HVAC and mechanical exhaust requirements for Tobacco lounges that likely make freestanding structures more common

Freestanding Structure Requirement: Multiple commissioners noted that most existing hookah lounges in neighboring communities are freestanding due to smoke/odor control needs. Commissioner Guisinger asked about whether Illinois Smoke Free Act requires freestanding structures for retail tobacco stores opened after 2008.

Should lounges be required to be freestanding structures?

Should there be restrictions on mixed-use buildings with residential above?

What are the specific HVAC and mechanical requirements?

Can outdoor patios be used for smoking?

How does the employee exemption work?

Next Steps:

Community Planner Hunter indicated he will draft proposed text amendment for tobacco hookah lounges including licensing conditions and coordinate with legal counsel to clarify Smoke Free Illinois Act applicability.

Chairman Pro-Tem Forbes asked for a motion to adjourn. Commissioner LaRoche made a motion, Commissioner Guisinger seconded.

All in attendance answered aye.

Meeting adjourned at 8:57 p.m.

Minutes prepared by Hunter Heyman, Community Planner.

CHAIRMAN ZIAK