

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Auditorium 2nd Floor

Monday, October 5, 2020

Meeting Minutes #2020-9

I. ROLL CALL: Meeting called to order at 7:30 p.m.

A. Chairman: Rich Piazza

B. Members: Dave Bennett (ABS) Pina Paruta
Tom Duhig Rich Piazza
Bill Lundy Vernon Zumhagen
Mike Moriarty

C. Staff: Kevin Casey, Village Attorney
Kevin McGuinness, Village Planner
Deanne Adasiak, Recording Secretary

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Piazza.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2020-9 dated October 5, 2020 was made by Commissioner Duhig and seconded by Commissioner Paruta.

Roll call: Duhig, yes; Lundy, yes; Moriarty, abstain; Paruta, yes; Piazza, yes; Zumhagen, yes.

Motion passes: 5-0-1.

The Oath was administered by Commissioner Piazza.

The Public Hearing Opened at 7:32 p.m.

IV. PUBLIC HEARING:

Village Counsel indicated that Pet. #2020-22 and Pet. #2020-23 have been removed from the Agenda. Village Counsel explained that the petitioner erred when not posting the Public Hearing notice on the property. He said the petitions will be re-noticed for the November 2nd Zoning & Planning Commission.

C.) Pet. #2020-24 – Request for a Special Use Permit for a Body Art Establishment (Microblading) at 4020 W. 111th St., Dominique Spillman, Petitioner

Ms. Dominique Spillman, 1740 W. Edmaire Street, Chicago, Illinois.

The petitioner explained that she would like to offer semi-permanent make-up such as brow tattoo and eyeliner as services to her business. She explained that she is in the process of obtaining the required State license.

Commissioner Duhig asked the petitioner to clarify the location. The petitioner responded that she will be located on the 2nd floor of the strip mall at 4020 W. 111th Street. She added that she will occupy Suites 206-206. Commissioner Duhig asked about the permit process. The petitioner responded that she has communicated with the Building Dept. about the work she will be doing in the space.

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Commissioner Zumhagen asked the petitioner if she currently operates her business at another location. The petitioner replied that she is operating out of her home but that she needed the commercial space in order to offer microblading services. Commissioner Zumhagen asked the petitioner the business hours of operation. The petitioner responded that she will operate from 9 a.m. to 2 p.m. on Tuesday; 9 a.m. to 6:30 p.m. Wednesday through Friday; and 9 a.m. – 7 p.m. on Saturday.

Commissioner Lundy commented about the petitioner having a business out of her home there is an established client base. The petitioner responded yes.

Commissioner Paruta asked the petitioner if she will hire any other employees. The petitioner responded that she recently hired an assistant whom has been working with her for the last month. The petitioner mentioned that she will also offer microblading classes. She explained that only 3 people can learn the service at one time.

Commissioner Piazza asked the petitioner how the microblading tattoo is removed. The petitioner responded that saline solution is used to remove microblading.

The Public Hearing was closed at 7:41 p.m.

A motion to approve Pet. #2020-24 – Request for a Special Use Permit for a Body Art Establishment (Microblading) at 4020 W. 111th St., Dominique Spillman, Petitioner was made by Commissioner Zumhagen and seconded by Commissioner Paruta.

Roll call: Zumhagen, yes; Piazza, yes; Paruta, yes; Moriarty, yes; Lundy, yes; Duhig, yes.

Motion to approve passes: 6-0-0.

V. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members:

Commissioner Lundy asked about the petition for a parking lot that was in front of the Zoning & Planning Commission a few weeks ago. He said he understands that the petitioner will have a right to appeal the denial and asked if the Zoning Commission will be informed or if it goes directly to the Village Board of Trustees. Village Counsel responded that he has not heard if an appeal was taken but that the Clerk's office can verify. He said typically Dee would receive a request for the Meeting Minutes. Commissioner Lundy said his concern is the number of residents were present and he wondered if they would be informed of the appeal. Mr. McGuinness responded that the residents that commented on record would be notified. Village Counsel expressed that people that are interested in Village business should keep an eye on forthcoming agendas.

Commissioner Zumhagen said he was once at a Village Board of Trustees meeting unrelated to a Zoning appeal and he was asked impromptu to give feedback on a petition. Commissioner Zumhagen said it is not a bad idea that the Chairman is notified in the event of a Zoning & Planning appeal. Village Counsel responded that as a matter of courtesy he understands that but reminded the Commissioners that they are a recommending body and the Village Board of Trustees will have the Meeting Minutes. He added that as a Commissioner you are not supposed to be an advocate for either side; he added that as a Commissioner you create a record and the record is

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supposed to speak for itself. Village Counsel expressed that the Commissioner should not create an impression advocating for or against a petition as opposed to the Commission has heard the evidence and they know what the standards are and a petition may be denied. Village Counsel said if there is a concern about the Notice of Appeal he suggests contacting the Clerk's office as the Notice of Appeal will go to her and then to Kevin.

Commissioner Lundy mentioned that the Village Board of Trustees is not a public hearing and a resident may want to speak to the appeal and would have to sign in before the meeting. He said if the residents are not notified they would be unaware of the meeting. Village Counsel said if a resident is interested in knowing about the meeting they should look ahead for the agenda. He said that the only other option for a resident to speak is for the resident to contact their District Trustee.

Commissioner Piazza asked Mr. McGuinness if that appeal has been made. Mr. McGuinness responded that he has not seen a Notice of Appeal nor has he been contacted about the options of an appeal. Commissioner Lundy said he was asking about the Appeal process because of his concern of the residents not being notified as they are for a Public Hearing. Village Counsel explained that Public Hearings or Special Uses have statutory requirements in terms of notice and the Appeal of Notice is just another level for the petitioner.

C.) Staff: *None.*

VI. ADJOURNMENT:

A motion to adjourn was made by Commissioner Zumhagen and seconded by Commissioner Duhig.

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 7:51 p.m.