

**VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION**

Village Hall Lower Level Atrium

Monday, November 2, 2020

Meeting Minutes #2020-11

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

A. Chairman Pro Tem: Bill Lundy

B. Members:

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

C. Staff:

Kevin Casey, Village Attorney
Kevin McGuinness, Village Planner
Deanne Adasiak, Recording Secretary

A motion was made by Commissioner Zumhagen to select Commissioner Lundy as Chairman Pro Tem. The motion was seconded by Commissioner Duhig.

Roll call: Zumhagen, yes; Moriarty, yes; Lundy, yes; Duhig, yes; Bennett, yes.

Motion passes: 5-0-0.

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Lundy.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2020-10 dated October 19, 2020 was made by Commissioner Zumhagen and seconded by Commissioner Duhig.

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

Motion passes: 4-0-1.

A motion was made by Commissioner Zumhagen to combine for discussion Pet. #2020-22 and Pet. #2020-23 - Request for a Special Use Permit for a Ground Sign in a PUD R-2/R-3 District at 10300 S. Parkside Ave. and at 10435 S. Menard Ave., Oak Lawn Blu Petitioner. The motion was seconded by Commissioner Moriarty.

Roll call: Bennett, yes; Duhig, yes; Lundy, yes; Moriarty, yes; Zumhagen, yes.

Motion passes: 5-0-0.

IV. MISCELLANEOUS PETITION:

A.) Pet. #2020-29 – Request for Sign Variations at 4031 W. 95th St., Volta Charging, LLC, Petitioner

The petitioner was not present. Village Counsel indicated that the petitioner had reached out to Kevin McGuinness to ask for a continuance to the next Zoning meeting.

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A motion was made by Commissioner Zumhagen to continue Pet. #2020-29 – Request for Sign Variations at 4031 W. 95th St., Volta Charging, LLC to the next meeting. The motion was seconded by Commissioner Duhig.

Roll call: Zumhagen, yes; Moriarty, yes; Lundy, yes; Duhig, yes; Bennett, yes.

Motion to continue passes: 5-0-0.

The Public Hearing opened at 7:33 p.m.

V. PUBLIC HEARING:

A.) Pet. #2020-22 – Request for a Special Use Permit for a Ground Sign in a PUD R-2/R-3 District at 10300 S. Parkside Ave., Oak Lawn Blu, Petitioner

B.) Pet. #2020-23 – Request for a Special Use Permit for a Ground Sign in a PUD R-2/R-3 District at 10435 S. Menard Ave., Oak Lawn Blu, Petitioner

The Oath was administered by Commissioner Lundy.

Ms. Christie Freeze, Oak Lawn Blu Apartments II, 10435 Menard, Oak Lawn, Illinois

The petitioner explained that the address of their leasing office is 10435 Menard Avenue. She said that Oak Lawn Blu apartments are located on both Parkside Avenue and they also have apartments on Menard Avenue. The petitioner said that the proposed Ground Sign will direct people to their leasing office. She mentioned today a Chipotle delivery went to the back of the building because it looks like the front of the building. She added that the Lake Louise Condominiums abut up to the Oak Lawn Blu apartments so the ground signs will identify and distinguish between the two different complexes.

The petitioner mentioned that a question came up about how the sign will be secured. She explained that the sign will be two feet in the ground and they will pour cement. She commented that it is not a giant sign. She said they will also add solar lighting and that the lighting will not obstruct any views; she also added that they do not have to add electric. Commissioner Lundy asked staff if the residents were notified with proper notice. Mr. McGuinness responded yes.

Commissioner Zumhagen mentioned that he was at the property and he understands the confusion of people going to the back of the building. He asked the petitioner how bright the solar lights will be on the property. The petitioner replied that they will adhere to Village requirements. She said that the solar lights are a soft floodlight that will beam on the sign. Commissioner Zumhagen expressed that solar lights typically do not get very bright.

Commissioner Duhig commented that the proposed sign will be a well-placed sign and that it is long overdue.

Commissioner Lundy commented that Oak Lawn Blu has done a lot of rehabbing; he expressed that it is nice to see the upgrades and improvement to the property. The petitioner mentioned that it is a \$1.8 million dollar investment.

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Mrs. Brenda Perry-Gumm, 10439 S. Massasoit, Oak Lawn, Illinois.

Mrs. Perry-Gumm asked how the project will affect her property; she explained that she lives in a townhome at 10435 Menard. The petitioner explained to Mrs. Gumm that they are only adding ground signs and that it will not impact her home in any way.

Mr. Harold Gumm, 10439 S. Massasoit, Oak Lawn, Illinois

Mr. Gumm mentioned the large containers that are on the property and also mentioned the parking restrictions in certain areas on site. Commissioner Lundy explained to Mr. Gumm that the discussion is only about the proposed signage. The petitioner explained to Mr. Gumm that the PODs are temporary and are on site because of the renovations and she will find out when they will be removed from the property.

Mr. McGuinness gave Mr. and Mrs. Gumm a rendering showing the subject property and the proposed signage.

The Public Hearing was closed at 7:42 p.m.

A motion was made by Commissioner Duhig to approve Pet. #2020-22 – Request for a Special Use Permit for a Ground Sign in a PUD/R-2-R-3 District at 10300 S. Parkside Ave., Oak Lawn Blu, Petitioner. The motion was seconded by Commissioner Moriarty.

Roll call: Zumhagen, yes; Moriarty, yes; Lundy, yes; Duhig, yes; Bennett, yes.

Motion to approve passes: 5-0-0.

A motion was made by Commissioner Duhig to approve Pet. #2020-23 – Request for a Special Use Permit for a Ground Sign in a PUD R-2/R-3 District at 10435 S. Menard Ave., Oak Lawn Blu, Petitioner. The motion was seconded by Commissioner Bennett.

Roll call: Bennett, yes; Duhig, yes; Lundy, yes; Moriarty, yes; Zumhagen, yes.

Motion to approve passes: 5-0-0.

A motion was made by Commissioner Zumhagen to advance Pet. #2020-26 and Pet. #2020-27. The motion was seconded by Commissioner Bennett.

Voice Vote: All in favor, aye; All opposed, none.

Motion passes.

The Oath was administered by Commissioner Lundy.

The Public Hearing was opened at 7:47 p.m.

D.) Pet #2020-26 - Request for a Special Use Permit for a Storage Yard and Construction Office in an R-3 District at 4568 Rumsey Ave., Michelle & Troy Koren, Petitioner

E.) Pet. #2020-27 – Request for a Special Use Permit for a Storage Yard and a Single-Family Residence in an R-3 District at 4572 Rumsey Ave., Michelle & Troy Koren, Petitioner

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Mr. Troy Koren, 4041 West 105th Place, Oak Lawn, Illinois

The petitioner explained that he purchased the subject property this past September. He explained that the intention was to move his current plumbing business out of Alsip to Oak Lawn; he added that he lives in Oak Lawn and thought it was an opportunity to be closer to home. He said that they want to move their company to the warehouse with the added bonus of having the rental unit on the property. The petitioner explained his partnership with Style Exteriors and said the intended use of the property would include outside storage for Style Exterior's materials. The petitioner said it was not until after he closed on the property and he came in to the Village Hall for permits for the fence that he learned of the zoning issue. The petitioner said that they want to fix up the property. He said that they knew when they purchased the property that they would need to fix up the property. He said they want to use the property for what they purchased it for which is the plumbing warehouse and the outside storage. He mentioned that the outside storage will be gated off. The petitioner said that they intend to keep the current tenants that currently live on the property.

Mr. Bill Corley, Style Exteriors, 10928 S. Kolmar, Oak Lawn, Illinois

Mr. Corley explained that he currently operates his business at 4905 W. 95th Street. He indicated that he intends to keep that business location but he would like to use the Rumsey property for storage. Mr. Corley reiterated the primary intentions of the property and the improvements to the exterior.

Mr. Koren added that between both he and Mr. Corley, they employ 11 Oak Lawn residents. He mentioned that he is the Plumbing inspector for the Village of Oak Lawn and expressed that both he and Mr. Corley are both very involved with the Village and they just want to bring their business here.

Commissioner Zumhagen asked the petitioners if the intent is to move all of Style Exterior equipment that is on 49th & 95th Street to the new property. Mr. Corley responded that there will be some storage from the storage unit within the fenced in area; he said 4905 W. 95th Street will maintain the sales and administrative office. Commissioner Zumhagen asked about the trailer and some of the trucks that were at the 95th St. location. Mr. Corley said the trailer has already been moved to Rumsey; he said the back of 4905 is being maintained and cleaned and that it was recently paved. He said there will not be any functional equipment over on 95th Street. Commissioner Zumhagen said the relocation of equipment will free up parking on 95th Street. Mr. Corley responded yes. Commissioner Zumhagen said he appreciates that and expressed that he appreciates that the petitioners want to move their business back to the community where they live.

Commissioner Moriarty asked the petitioner if they plan to put up a new fence and he asked what the fence will look like. The petitioner responded that the fence will likely be a white vinyl but it will depend on the gate structure on the front side; he said it will be fully capsulated and a nicer fence. The petitioner said it will definitely be an upgrade and they will put up the fence in the spring when the weather will allow them to get footings in the ground.

Commissioner Duhig said there was concern from the neighbors about assurance that a new fence will be erected. Mr. McGuinness said a fence permit will be issued. The petitioner expressed that they want the fence up as they want to store their equipment and the fence is a safety precaution for the inventory.

Commissioner Bennett asked about the machinery and materials that will be stored on the property and if the fence will be high enough to screen. Mr. Corley replied that there will only be a single

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pallet of materials and that the materials will be covered. Mr. McGuinness said it was recommended that an 8' fence be erected which fits the requirement of an M-1 zoning. Commissioner Bennett said his only concern is that the petitioner follows through with the permit. Commissioner Bennett expressed concern of "not getting done what is supposed to be done".

Mr. Corley expressed that their first plan after acquiring the property was to get the fence. He reiterated how they ended up *here* as they had attempted to obtain the fence permit and the permit could not be issued because of zoning which is why they are here for the Special Use permit.

Commissioner Lundy asked if there are any plans to use the property for dumping of roofing materials. Mr. Corley replied that they do not intend to use the property for dumping and they do not want to have any debris. The petitioner said that currently they are in a transition period of adding dumpsters; he said the garbage that was on the property was cleaned up the last few days.

Commissioner Lundy asked the petitioner about the tenants in the apartments. The petitioner responded that they inherited those tenants and that they had discussion with the tenants and the tenants do not seem to have any concerns. Commissioner Lundy asked about the space below the apartments. The petitioner explained that space which is two warehouses conjoined by one door. He said that space will be used for plumbing materials only. Commissioner Lundy asked if they will keep the red shed on the property. Mr. Corley responded not likely as the shed is pretty dilapidated. Commissioner Lundy asked the petitioners if they are okay with adding an 8' fence. The petitioner stated again that they were at the point of pulling a fence permit the week after they closed on the property to add the fence. He said the only hold up will be the weather as they might now be able to pour so the fence might not go up until the spring.

Commissioner Bennett asked if the petitioners intend to add lighting as a security measure. The petitioner replied yes. Commissioner Bennett asked about the impact of lighting on the neighbors. The petitioner said they would be adding motion lighting and cameras so the lighting would not be on constantly and only activated by sensor. He added that they would obviously point it down so it will not impact the neighbors.

The Public Hearing closed at 7:59 p.m.

A motion to approve Pet. #2020-26 – Request for a Special Use Permit for a Storage Yard and Construction Office in an R-3 District at 4568 Rumsey Ave., Michelle & Troy Koren, Petitioner was made by Commissioner Zumhagen with the stipulation that they install an 8' fence on the property. The motion was seconded by Commissioner Moriarty.

Roll call: Zumhagen, yes; Moriarty, yes; Lundy, yes; Duhig, yes; Bennett, yes.

Motion to approve passes: 5-0-0.

A motion was made by Commissioner Duhig to approve Pet. #2020-27 – Request for a Special Use Permit for a Storage Yard and a Single-Family Residence in an R-3 District at 4572 Rumsey Ave., Michelle & Troy Koren, Petitioner. The motion was seconded by Commissioner Bennett.

Roll call: Bennett, yes; Duhig, yes; Lundy, yes; Moriarty, yes; Zumhagen, yes.

Motion to approve passes: 5-0-0.

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A motion was made by Commissioner Zumhagen to advance Pet. #2020-28 – Request for a Special Use Permit for a Salon in an O District at 9640-42 S. Pulaski Rd., Kaiisha Dear-Sweet, Petitioner. The motion was seconded by Commissioner Moriarty.

Voice vote: All in favor, aye; All opposed, none.

Motion passes.

The Public Hearing opened at 8:03 p.m.

The Oath was administered by Commissioner Lundy.

F.) Pet. #2020-28 – Request for a Special Use Permit for a Salon in an O District at 9640-42 S. Pulaski Rd., Kaiisha Dear-Sweet, Petitioner

Ms. Kaiisha Dear-Sweet, 11302 S. Union Avenue, Chicago, Illinois.

The petitioner explained that she is currently the owner/operator of The Sweet Life Chicago Salon in Evergreen Park for the last 4 years. She said she is a licensed cosmetologist for over 18 years and also a resident educator at Duluth Beauty College. She added that she is a registered cranial prosthetics provider and also has a B.A. in Marketing. She explained that she has been looking the last year for a location to expand and she feels that the subject location is perfect. She said all her service providers are licensed. The petitioner said that her landlord did not tell her that the property was Zoned O-Office District and she did not learn about the Special Use process until she went to the Village Hall for permits.

Commissioner Moriarty asked about the services that will be provided. The petitioner responded that she will provide hair, nails and facial services. Commissioner Moriarty asked the petitioner if she will be closing her Evergreen Park location. The petitioner responded yes.

Commissioner Lundy mentioned the other salon that is near the proposed location. The petitioner responded that she is not concerned with that salon. The petitioner explained that she offers different and more natural services so she does not feel that there is a conflict for her or the other business.

The Public Hearing closed at 8:06 p.m.

A motion was made by Commissioner Duhig to approve Pet. #2020-28 – Request for a Special Use Permit for a Salon in an O District at 9640-42 S. Pulaski Rd., Kaiisha Dear-Sweet, Petitioner. The motion was seconded by Commissioner Zumhagen.

Roll call: Bennett, yes; Duhig, yes; Lundy, yes; Moriarty, yes; Zumhagen, yes.

Motion to approve passes: 5-0-0.

The Public Hearing opened at 8:17 p.m.

The Oath was administered by Commissioner Lundy.

C.) Pet. #2020-25 – Request for a Special Use Permit for a Commercial Use in an R-3 District, a Parking Variation, a Landscape Variation, and Site and Structure Variations at 4245 W. 95th St., Patrick McFowler, Petitioner

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Mr. Patrick McFowler, 4245 West 95th Street, Oak Lawn, Illinois

The petitioner said he has owned the subject property for 20 years. He said instead of making minor repairs he decided that he would rather tear the building down and build a brand new building. Mr. McFowler distributed a copy of the rendering of his proposed site renovations. Mr. McFowler explained that he initially wanted to do a 5-story location and add more apartment units but after discussion with the Village Trustee, the Village Planner, and the Fire Commissioner, it was decided that a three-story building would be more feasible. He said his objective is to accommodate the front line workers at Christ Hospital. Mr. McFowler gave some history of his building and said that Christ Hospital at one time was one of his tenants that occupied his commercial space. Mr. McFowler decided that going forward instead of selling the property he would do better for Oak Lawn by marketing his apartments for front line employees of the hospital. Mr. McFowler said that there are nurses that have rented his apartments in the past. He indicated that it would be an elevator building with ample parking; he said it would be a 10-unit building. He said the project is approximately \$2 million dollars; he mentioned the parking lot that he has owned the last 20 years that has 16 parking spaces for the 10 units. He said he is not doing anything more except enhancing and making the building a better place for Oak Lawn.

Commissioner Moriarty asked what the makeup of the building is now. The petitioner responded that he has 1 two-bedroom unit and 1 one-bedroom unit. The petitioner said he will make two-bedroom and three-bedroom units versus one-bedroom units. The petitioner mentioned the empty courtyard that he will close off and utilize that space in order to expand the apartments as well as add a study room for the nurses. Commissioner Moriarty asked the petitioner if he is currently renting to anyone from the hospital. The petitioner said that nurses currently rent his apartments but he does not have any doctors as tenants.

Commissioner Zumhagen asked the petitioner about the proposed study room and if it will take the place of an apartment. The petitioner responded that instead of having a laundry room he decided to have a study room as a feature of the facility. The petitioner said that in the past 2-3 residents would share a 1-bedroom apartment; he said he is trying to make the building more feasible for the nursing students. Commissioner Zumhagen asked if the commercial units will increase or decrease in size. The petitioner responded that the commercial space size will remain the same.

Commissioner Duhig asked about the ground level of the proposed building. The petitioner responded that he proposes two commercial spaces at the front and two apartments in the rear of the building. Commissioner Duhig asked about the second floor. The petitioner said the 2nd and 3rd floors will have three 3-bedroom apartments and one 2-bedroom apartment.

Commissioner Lundy asked the petitioner how many residents currently live at the property. The petitioner responded that he currently has 9 apartments. Commissioner Lundy asked about the number of parking spaces. The petitioner responded that there are 16 parking spaces. Commissioner Lundy asked if the parking spaces are fully utilized. The petitioner replied that the lot is never used to full capacity. The petitioner said what he is finding is that most people are using UBER and are not driving. The petitioner said you can go to his property any day of the week and observe that the parking lot is never at full capacity.

Commissioner Bennett asked the petitioner if the 16 parking spaces are designated. The petitioner responded no. The petitioner said that he intends to designate the parking spaces when he rebuilds. He said he plans to add a fence and there will be a code to get into the gate to park. Commissioner Bennett commented about the additional bedrooms that will be added to the apartments. He said it

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is likely that two people per apartment will have cars. Commissioner Bennett also mentioned the customers for the two commercial spaces. He asked the petitioner how he would designate parking. The petitioner reiterated that he is finding that in the 20 years that he has been in business that most of his customers take the PACE bus or use UBER. The petitioner said most of the nursing students use public transportation or UBER. The petitioner reiterated that there are never any parking issues. Commissioner Bennett reminded the petitioner that he is increasing occupancy and there will be additional cars. The petitioner stated that he does not foresee any parking issues in the future. Commissioner Bennett asked the petitioner if he only plans to rent to people that work at the hospital. The petitioner responded that is the market that he is targeting. The petitioner said if that market does not work then his second market will be senior citizens – 55 and above. The petitioner said when he builds his state of the art apartment facility he feels he can guarantee residents from the hospital as tenants.

Dr. Robert Chalupczak, Lawn Medical Center, 4301 West 95th Street, Oak Lawn, Illinois

Dr. Chalupczak expressed that it is very nice to have a new building in our community. He said he has a different perspective than the petitioner. He said he feels with more people there will be more cars. Dr. Chalupczak said from his perspective we have to look at the worst case scenario. He said one scenario would be that everyone takes an UBER but another scenario could be that everyone drives a car. He also mentioned tenants with visitors and asked where would the visitors park. Dr. Chalupczak said the commercial spaces could potentially change which could mean an increase in customer traffic. Dr. Chalupczak said it is wishful thinking on the petitioner's part that there will not be any parking issues. Dr. Chalupczak said Lawn Medical has serviced the community for 40-50 years and what they have seen are more and more people and more parking issues. He expressed that he does not see clients using UBER. He mentioned concern for the older patients experiencing parking issues when they come to their offices. Dr. Chalupczak asked the Commissioners to consider looking at what is not measurable such as the compassion to the vulnerable patients. Dr. Chalupczak said that Lawn Medical services 15,000 patients each year and they see the parking issues and he feels the parking issues are something the Commissioners do not see. He expressed that we cannot afford more parking issues.

Trustee Bud Stalker, 5th District, 10418 Linus Lane, Oak Lawn, Illinois.

Trustee Stalker said what he has observed so far is that there are 9 apartments and 16 parking spaces. He pointed out the issue of going from 9 bedrooms to 26 bedrooms and said he feels that parking will be a problem. Trustee Stalker said when the petitioner announced that he had 3 people in a one bedroom apartment he is pointing out an illegal occupancy. He asked who is to say that there will not be 3x as many people and he believes the petitioner needs to rethink the way he is doing this if the petitioner expects that 26 bedrooms and two offices can be easily housed in 16 spaces. He said the petitioner is making a mistake. Trustee Stalker said he feels that the petitioner is going to over occupy the apartments as he has in the past. Trustee Stalker expressed that we have rules in this Village not only for the neighbors that are present but also for the people that live in the apartment building.

Mr. Kenneth Grebliunas, 4237 ½ West 95th Street, Oak Lawn, Illinois

Mr. Grebliunas said he imagines there is a Zoning Ordinance in place for residential parking. He said his building is near the subject property and he is looking at the parking space that is designated for 16 parking spaces and he does not understand how 16 cars fit in that lot. Mr. Grebliunas said his lot is very full and he feels parking is a premium. He said everyone that comes to his building drive cars and rarely use UBER to get to his business. He added that he also

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services senior citizens. Mr. Grebliunas said parking in front of his building is very difficult because the car dealership's employees park in front of his building. Commissioner Lundy reminded Mr. Grebliunas that we are only discussing the petition at hand. Mr. Grebliunas said his point that even public parking is a premium. He said he sympathizes with the petitioner but parking is an issue.

Dr. Emily Ilarde, Lawn Medical Center, 4301 West 95th Street, Oak Lawn, Illinois

Dr. Ilarde provided personal comments about her life as a doctor at Lawn Medical Center and also provided her education and the current roles she fulfills for Lawn Medical. Dr. Ilarde commented that a majority of the patients that come to Lawn Medical are Oak Lawn residents. She expressed that she is very aware of the limits of parking. She mentioned that most of the time Lawn Medical staff parks near St. Germaine or near the hospital to preserve parking for their clients. Dr. Ilarde said the proposed multi-unit building will significantly impact the parking spaces in the surrounding areas. Dr. Ilarde said their interest is solely for their patients. She mentioned that Lawn Medical is opened 6 days a week from 7:00 a.m. – 6:30 p.m. Dr. Ilarde expressed to the Commissioners that she requests that they not allow the Special Use permit for the parking variation for the current and future patients of Lawn Medical.

Mr. John Cody, 9541 S. Kildare, Oak Lawn, Illinois

Mr. Cody said he built his house 18 years ago on the northeast corner; he said in the last 18 years he has seen nothing but an increase in traffic and parking. Mr. Cody asked if there are 30 people living in the subject property, where will they park. Mr. Cody said the issue with the building is the parking. Mr. Cody said everyone would like to see the improvements and an enhanced new business would be great but the parking issue needs to be addressed. Mr. Cody said he serves on the Traffic Safety Committee and mentioned that parking issues have come up on that property more than once in the last few years. Mr. Cody said residents are upset about the parking issues in the area. He said with that much density, it will only be an increased issue. Commissioner Lundy asked Mr. Cody if the Traffic Committee has heard complaints specifically about the petitioner's parking lot. Mr. Cody responded not that particular lot rather it is the overflow of parking on the streets. Commissioner Lundy said to Mr. Cody that he referenced the petitioner's lot. Mr. Cody apologized and said it is not the petitioner's lot but the parking on Kildare.

Dr. Paul Omastiak, Lawn Medical Center, 4301 West 95th Street, Oak Lawn, Illinois

Dr. Omastiak said he works at Lawn Medical also. He said he offers a unique perspective because not only as he has been practicing at Lawn Medical for 35 years but he also lives down the street on Kildare and he walks to work. Dr. Omastiak said when he walks to work each morning he has been counting the cars the last week or so; he said there are literally 10 – 20 cars parked on the north end of Kildare on both sides of the street. He said he believes most of the cars belong to the residents of the apartment complex that are south of Lawn Medical Center and south of the proposed building. Dr. Omastiak said in those apartment complexes there are 2-4 people living in those complexes, mostly adults and some kids. He said when there are 2 or 3 adults living in one apartment they all have cars and they do not use UBER nor do they travel bus. Dr. Omastiak said he sees the cars parked on Kildare before the offices open at 7:00 a.m. Dr. Omastiak said he feels that there will be more than 2-3 adults living in the proposed apartments. He mentioned that when he was a resident in medical school, 5 or 6 residents lived in 2 bedroom apartments. He said they all had cars. Dr. Omastiak said he feels the parking situation is horrendous and it impacts his business tremendously and increasing a parking problem that already exists would substantially

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and exponentially create more parking problems for the whole area and he asks the Commissioners to not agree to the parking variation. Commissioner Lundy asked Dr. Omastiak about the petitioner's parking lot. Dr. Omastiak said that he cannot imagine how 16 parking spaces can fit in the petitioner's parking lot. Dr. Omastiak also expressed the parking issue during the winter when parking is not allowed on 95th Street. He said the other thing he feels would be extremely detrimental to all businesses in the area would be the construction project.

Dr. Margaret Gajda, Lawn Medical Center, 4301 West 95th Street, Oak Lawn, IL.

Dr. Gajda said she wants to echo the other comments that the other doctors have stated. She said parking will be a big problem for their office. Dr. Gajda said that even though we think that the proposal is for 10 units we know there will be 3x as many people so we should not be led to believe that there will not be an increase in cars. Dr. Gajda said she would like to offer a perspective for someone that lived as a resident in an apartment building. She expressed that residents would not live in those apartment buildings. She said residents usually like to live further from the hospital not across the street from the hospital and she said the same applies to nurses. Dr. Gajda said she has friends that were also residents and none of them lived nearby; she said they lived further to have a break from the hospital. Dr. Gajda said she has never met anyone that lived in those apartment buildings from the hospital including residents or nurses. She said we are deeply concerned that this will not be the population of residents in that building.

Dr. Mary Moore, Lawn Medical Center, 4301 West 95th Street, Oak Lawn, Illinois

Dr. Moore expressed that during this pandemic the outside space is more important than it has been previously. She explained that the outside area is where Covid testing is done and also where the patients with upper respiratory have to be examined. She explained that the goal is to offload the ER across the street which is really overburdened. Dr. Moore said in addition to having what is a disaster of a parking situation, they are dependent on the outside space to keep everyone safe inside. Dr. Moore expressed that as someone that was recently a resident, a car is necessary because not all the rotations are at the hospital; she said there are times that residents have to drive 30 minutes away to other physician clinics.

Dr. Diane Zamojski, Lawn Medical Center, 4301 West 95th Street, Oak Lawn, Illinois

Dr. Zamojski expressed that as a physician working at Lawn Medical for over 20 years she does have concerns about the parking and feels that an uptick in parking will occur with the proposed building.

Dr. Edward Rybka, Lawn Medical Center, 4301 West 95th Street, Oak Lawn, Illinois

Dr. Rybka said he has been with Lawn Medical for 9 years. He said there are about 150-200 patients that come in and out of Lawn Medical per day. He said most patients drive and do not use UBER or other means of transportation. Dr. Rybka expressed that the petitioner has substantiated that possibly 30 people will live in the proposed apartment building and he feels that most people will have cars and he disagrees with the UBER scenario. He said the proposed building will substantially impact his practice. He said there are a lot of hypothetical comments made by Mr. McFowler; Dr. Rybka reiterated that parking will be an issue with the proposed building.

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Dr. Katherine Bielik, 4233 West 95th Street, Oak Lawn, Illinois (95th & Tripp)

Dr. Bielik said her main concern with the project is mainly parking. She said she appreciates the petitioner's comments that his lot is never full. Dr. Bielik said it is hard to believe that since every doctor that has address the Board have issues with parking. She expressed here concern for parking is for the patients, staff, doctors and the people dropping off and picking up patients. Dr. Bielik said right now the subject property has commercial space where hardly anyone works there but if those offices were something different that could also draw on parking. Dr. Bielik said when people cannot park at Lawn Medical they shift toward her end of the block. Dr. Bielik said the concern is parking and maybe the petitioner can build a parking lot which would be really great.

Commissioner Bennett asked staff what the reason was for the landscaping variation. Mr. McGuinness explained it is because of how the lot currently measures and the required parking stall length per Village Code. He said the way the lot measures, the petitioner would be able to achieve 16 parking spaces and meet code but where the landscaping is at the south, there would not be room for the landscaping. He said the cars are almost hanging into the alley so the variation would be needed for the reduction in landscaping.

Commissioner Lundy expressed that he appreciates all the comments and understands everyone's concerns. He said every business in Oak Lawn wishes for more parking and that parking is the biggest problem along 95th Street.

Mr. McFowler said he has written letters to the doctors at Lawn Medical which might explain the hostility shown tonight as it relates to parking. He explained that 5-10 years ago the staff at Lawn Medical were parking in his lot. Mr. McFowler mentioned the cigarette litter from the nurses that smoked in his lot that occurred on a daily basis. Mr. McFowler said as a result of the daily litter he wrote the doctors a letter advising them to tell their staff not to litter on his property. Mr. McFowler said he does not have parking issues for his building. He reiterated the empty spaces in his lot and said in the 20 years that he has been here he has never had to call to have unusual cars towed out of his parking lot. He said what he knows is that the people that he deals with in his business use public transportation. Mr. McFowler mentioned that he has let some of the other businesses use his parking lot including one of the doctors that spoke tonight. Mr. McFowler said he is not a landlord that lives in another state; he expressed that he is stating facts. He added that the doctors' comments are speculative. Mr. McFowler touched again on public transportation and said it is not economically feasible to have cars when you are a student. He reiterated that he is stating facts based on what he experiences at his subject property for the last 20 years. He said Plan A will be tenants that are medical residents and Plan B will be tenants that are Senior Citizens.

Commissioner Zumhagen said that *any* assumptions made in public settings are speculative. Commissioner Zumhagen said he understands that the petitioner has history with his tenants but that this Board cannot consider that in their decision because it has to be assumed that anyone can meet the criteria as a renter. He said we cannot condone a discriminatory practice and we cannot make a decision under the assumption that the petitioner will only rent to students that do not have cars or only rent to senior citizens. He said any discussion of the makeup of the tenants would be entirely speculative. Mr. McFowler responded that it is not discrimanatory to state that he will only rent to seniors age 55 and above. He said he was a Realtor for over 20 years. He said it is an age group. Commissioner Zumhagen expressed that the Board cannot vote on the promise that the petitioner is going to rent to a specific age group.

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Lower Level Atrium

Monday, November 2, 2020

Meeting Minutes #2020-11

Mr. Grebilunas wanted to respond to the petitioner's comments about using the petitioner's lot; he stated that he never used the lot nor have his patients.

The Public Hearing closed at 9:22 p.m.

A motion was made by Commissioner Bennett to deny Pet. #2020-25 – Request for a Special Use Permit for a Commercial Use in an R-3 District, a Parking Variation, A Landscape Variation, and Site and Structure Variations at 4245 West 95th St, Patrick McFowler, Petitioner. The motion was seconded by Commissioner Moriarty.

Roll call: Bennett, yes; Duhig, yes; Lundy, no; Moriarty, yes; Zumhagen, yes.

Motion to deny passes: 4-1-0.

VI. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members:

Commissioner Bennett mentioned the survey for the Southwest Highway Corridor Plan. He commented the bicycle lane on 93rd Street and he said it is a disaster. He said he feels it might be different on Southwest Highway. Commissioner Bennett said he feels one day a bicyclist may get hit by a car. Commissioner Bennett expressed that it is great to have a bicycle lane but he is concerned with the bicycle lanes on 93rd Street as far as safety. Village Counsel commented that under the State Statute for bicycle lanes you are required to go the way of travel and therefore you are supposed to go one way only.

C.) Staff: *None.*

VII. ADJOURNMENT:

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

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 9:28 p.m.