

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Village Hall Auditorium
Monday, January 6, 2020
Meeting Minutes #2020-1

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

A. Chairman: Rich Piazza

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

C. Staff: Jack Gallagher, Village Engineer/Director
Kevin Casey, P&DC Attorney
Kevin McGuinness, Village Planner
Dee Adasiak, Recording Secretary

I. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairman Piazza.

II. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2019-12 dated December 16, 2019 was made by Commissioner Duhig and seconded by Commissioner Lundy.

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

Motion to approve passes: 6-0-0.

The Oath was administered by Commissioner Piazza.

The Public Hearing was opened at 7:32 p.m.

III. PUBLIC HEARING:

A.) Pet. #2020-1 – Request for a Special Use Permit for a Restaurant in an “O” Zoning District at 9600 S. Pulaski Rd., 96th and Pulaski, LLC, Petitioner

Ms. Crystal Clay, 7841 S. Michigan Avenue, Chicago, IL.

Ms. Joan McClory, Realtor, 10420 S. Millard, Chicago, IL.

Ms. Clay explained that she is interested in opening a BBQ themed restaurant/bar at the subject location.

Village Counsel asked Ms. Clay if she is with 96th & Pulaski, LLC. Ms. Clay replied that

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she is not with 96th and Pulaski, LLC. Village Counsel asked Ms. McClory if she is with 96th & Pulaski, LLC. Ms. McClory responded no and expressed that she does not believe that Paul Tsakiris will be attending the meeting. Village Counsel expressed that without the petitioner it puts this petition in a quandary. He explained that there is no one presenting the petition but that the Commission has a few options. He said the Commission may take the petition as it is in its written submission and have Ms. Clay answer any questions the Commissioners have and then the Commissioners can vote; or the Commissioners can agree to continue to the next meeting requiring the actual petitioner to attend and if the petitioner does not attend, the petition could be considered withdrawn.

Commissioner Lundy asked Ms. Clay if it was her husband that attended the last meeting. Ms. Clay responded no. Mr. McGuinness commented that this a different petitioner. Mr. Gallagher said the other gentleman was hoping to have his proposed seafood restaurant heard at the last meeting when the “coffee shop” petitioner was presented. Village Counsel gave a brief account of the petition(s) history for the subject property.

Commissioner Lundy commented on the property owner’s outstanding code violations. He asked Counsel if the Commissioners can make a condition to the motion regarding clearing up those violations. Counsel responded that the code violations are a Village Board level issue at this point. He said staff could work with Counsel on that issue. Counsel said he does not believe it would be appropriate to attach a condition on the motion that will be made today as there is no action being made on the petition. Ms. McClory asked if staff could disclose the details of the violations. Mr. Gallagher read aloud the list of violations.

A motion was made by Commissioner Lundy to continue the Public Hearing for Pet. #2020-1 – Request for a Special Use Permit for a Restaurant in an “O” Zoning District at 9600 S. Pulaski Rd., 96th and Pulaski. The motion was seconded by Commissioner Moriarty.

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

Motion to continue the Public Hearing passes: 6-0-0.

Commissioner Lundy encouraged Ms. Clay to bring a rendering of her proposed restaurant and said that the more information she can provide the better.

IV. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members:

Commissioner Lundy asked about the car wash on 95th Street and the unfinished landscape issues. Mr. Gallagher commented that staff would follow up in the spring as the landscape requirements will have to be met when the weather is better.

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Commissioner Lundy mentioned that the Village Board of Trustees pulled the DuPage Medical Group petition from their agenda. Village Counsel said that is correct. Commissioner Lundy asked why. Village Counsel explained that there were some tax designation questions that the Village wanted to discuss with the developer. Commissioner Piazza asked if that should have come before the Zoning Commission. Village Counsel responded no and that the Village Board handled it properly. Commissioner Lundy commented that this has never happened and questioned that the Village Board can pull an item off their docket even though the Zoning Commission voted to approve it. Counsel responded that the Village Board can pull an item off the agenda to rule or pass an Ordinance approving a “recommendation” from the Zoning Commission. Counsel said if the Board were to deny a zoning change and another tenant wanted a change in the zoning, then a new petition would go before the Zoning & Planning Commission.

Commissioner Piazza asked how many times a petitioner can come before the Zoning & Planning Commission. He commented that the petitioner for 96th & Pulaski has been before the Commission at least three times. Counsel responded that this has been discussed before and that there are no limitations.

C.) Staff: *None.*

V. ADJOURNMENT:

A motion to adjourn was made by Commissioner Lundy and seconded by Commissioner Paruta.

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 7:49 p.m.